

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

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IN THE MATTER OF: :
 :
GEORGE WASHINGTON UNIVERSITY : Case No.
- MOUNT VERNON CAMPUS : 09-19
Special Exemption Approval :
and Further Processing of a :
Campus Plan and Related :
Relief :
 :
-----:

Thursday,
March 25, 2010

The Public Hearing of Case No.
09-19 by the District of Columbia Zoning
Commission convened at 6:30 p.m. in the
Office of Zoning Hearing Room at 441 4th
Street, N.W., Washington, D.C., 20001,
Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
KONRAD SCHLATER, Commissioner
MICHAEL G. TURNBULL, FAIA,
Commissioner (AOC)
PETER MAY, Commissioner (NPS)

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OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
PAUL GOLDSTEIN

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

MARY NAGELHOUT, ESQ.

The transcript constitutes the
minutes from the Public Hearing held on March
25, 2010.

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P-R-O-C-E-E-D-I-N-G-S

6:35 p.m.

CHAIRMAN HOOD: Good evening,
ladies and gentlemen. This is a public
hearing of the Zoning Commission for the
District of Columbia for Thursday, March 25,
2010.

My name is Anthony Hood. Joining
me this evening are Commissioners May,
Schlater and Turnbull. We're also joined by
the Office of Zoning staff, Ms. Sharon
Schellin, Office of the Attorney General, Ms.
Nagelhout, Office of Planning, Ms. Steingasser
and Mr. Goldstein.

This proceeding is being recorded
by a court reporter. It is also webcast live.
Accordingly, we must ask you to refrain from
any disruptive noise or actions in the hearing
room.

The subject of this evening's
hearing is Zoning Commission Case No. 09-19.
This is a request by George Washington

1 University for Special Exception Relief
2 pursuant to 210 and 3104.1 of the zoning
3 regulations in regards to the Mount Vernon
4 Campus Plan.

5 Notice of today's hearing was
6 published in the *D.C. Register* on December 25,
7 2009. And copies of that announcement are
8 available to my left on the wall near the
9 door.

10 This hearing will be conducted in
11 accordance with provisions of 11 DCMR 3117 as
12 follows: preliminary matters, Applicant's
13 case, report of the Office of Planning, report
14 of other government agencies, report of the
15 Advisory Neighborhood Commission 3-D,
16 organizations and persons in support,
17 organizations and persons in opposition,
18 rebuttal and closing by the Applicant.

19 The following time constraints
20 will be maintained in this meeting: the
21 Applicant, 60 minutes; organizations, five
22 minutes; individuals, three minutes.

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1 The Commission intends to adhere
2 to the time limit as strictly as possible in
3 order to hear the case in a reasonable period
4 of time. The Commission reserves the right to
5 change the time limit for presentations if
6 necessary and notes that no time shall be
7 ceded.

8 All persons appearing before the
9 Commission are to fill out two witness cards.

10 These cards are located to my left on the
11 table near the door. Upon coming forward to
12 the Commission to speak to the Commission,
13 please give both cards to the reporter sitting
14 to my right before taking a seat at the table.

15 When presenting information to the
16 Commission, please turn on and speak into the
17 microphone, first stating your name and home
18 address. When you are finished speaking,
19 please turn your microphone off so that your
20 microphone is no longer picking up sound or
21 background noise.

22 The decision of the Commission in

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1 this case must be based exclusively on the
2 public record. And to avoid any appearance to
3 the contrary, the Commission requests that
4 persons present not engage the Members of the
5 Commission in conversation during any recess
6 or at any time. The staff will be available
7 throughout the hearing to discuss procedural
8 questions.

9 Please turn off all beepers and
10 cell phones at this time so as not to disrupt
11 these proceedings.

12 Would all individuals wishing to
13 testify please rise to take the oath?

14 Ms. Schellin, would you please
15 administer the oath?

16 MS. SCHELLIN: Yes.

17 (Whereupon, all the witnesses were
18 sworn.)

19 CHAIRMAN HOOD: I would just like
20 to remind everyone that we have an interpreter
21 so we want to make sure we speak slowly and
22 carefully so we don't do like I did at a

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1 previous hearing.

2 At this time, the Commission will
3 consider any preliminary matters.

4 Does the staff have any
5 preliminary matters?

6 MS. SCHELLIN: Yes, sir. We do
7 have a party status request. Of course, this
8 is in addition to the proffered experts which
9 the Applicant will address when they come to
10 the table.

11 But we have a party status
12 request. And then this evening -- or this
13 afternoon rather -- we received a letter from
14 an individual -- I'm trying to put my hand on
15 it -- Charles Boucher, and I'm not sure I'm
16 saying his name correctly. It's at Exhibit
17 16.

18 My understanding is they were part
19 of the original group that asked for party
20 status, and they're asking to be pulled out of
21 that group and be considered as a separate
22 party status.

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1 CHAIRMAN HOOD: Okay. Thank you
2 very much, Ms. Schellin.

3 Do we have the Neighborhood
4 Alliance representative here tonight?
5 Originally the status application says they
6 were in opposition.

7 Do we have anyone here, or at
8 least the person who's supposed to represent
9 the Neighborhood Alliance?

10 (No audible response.)

11 CHAIRMAN HOOD: Okay. What I
12 would suggest, colleagues, and we have both of
13 their submittals -- Exhibit 6 -- and also
14 Exhibit 16. Mr. Pashaian, Jr. is the lawyer
15 at the top of Exhibit 16. We have the formal
16 request in our possession. Then we have the
17 request which states -- no, actually it's 14.

18 We have the request that states, if granted
19 by the Commission from the Alliance -- what
20 they say here, "If granted by the Commission,
21 the Neighborhood Alliance wishes to retain
22 party status, but will only take a position in

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1 the proceeding in the event that the
2 substantive modification or amendments for
3 George Washington University's pre-hearing
4 filing which materially affected Neighborhood
5 Alliance."

6 Really, this goes with moving on
7 an assumption because I look at this, they now
8 have withdrawn their opposition. They will
9 not be called for party status if we granted
10 what they asked for. And they will be a party
11 in support -- reading through the lines, a
12 party in support. But they asked to be given
13 party status.

14 And there's nothing in writing if
15 no one is here other than the person who they
16 identified previously to represent them. So I
17 would -- or I would recommend to my colleagues
18 if you all so wish that we would grant the
19 Neighborhood Alliance party status along with
20 support of party status, but will not be
21 called through these proceedings for any
22 questioning or cross-examination.

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1 COMMISSIONER MAY: Mr. Chairman,
2 I'm confused. But there's nobody here from
3 the Neighborhood Alliance, right?

4 CHAIRMAN HOOD: Right. Nobody
5 here. But I'm trying to read through their
6 request and you know what happens when you
7 assume. But I'm just looking at their
8 request.

9 What they gave us -- the formal
10 part of status application says opposition.

11 COMMISSIONER MAY: There seems to
12 be someone in the crowd. Are you affiliated
13 with the Neighborhood Alliance?

14 You need to be on the microphone.

15 CHAIRMAN HOOD: Here's the only
16 other issue. For party status, you have to
17 identify who's -- and I don't want to get into
18 any objections. So that's why I'm trying to
19 handle it this way.

20 COMMISSIONER MAY: Right.

21 CHAIRMAN HOOD: Because what will
22 happen is if he was not the person certified

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1 to speak, then he can't speak for the
2 Neighborhood Alliance.

3 Were you certified to speak? And
4 I'll just look at your head and you can shake
5 it.

6 Were you the one certified to
7 speak on behalf of the Neighborhood Alliance?

8 MS. SCHELLIN: No. Chairman, he's
9 actually the other requesting party. So --

10 CHAIRMAN HOOD: We are coming to
11 that. We'll get to that.

12 MS. SCHELLIN: He's maybe
13 confused. He hasn't gotten to you yet.

14 CHAIRMAN HOOD: No, that's second.
15 We're going to get there.

16 MS. SCHELLIN: Yes.

17 COMMISSIONER MAY: Okay. I just
18 don't understand the purpose of having party
19 status for a party that isn't going to be
20 present to participate as a party.

21 CHAIRMAN HOOD: Mr. May, I was
22 just trying to honor a request in Exhibit 14.

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1 But if you all are so inclined not to do so,
2 I could go ahead and what?

3 COMMISSIONER MAY: Well, I don't
4 object to they're being a party either if we
5 think that there's some chance that they might
6 show up and tend to participate. But you're
7 right. They have to be a party in support or
8 a party in opposition.

9 I mean, if the rest of the
10 Commission would like to just give them the
11 party status and then we'll see what happens,
12 I think that's fine.

13 CHAIRMAN HOOD: I'll wait to hear
14 from the other guys. I could go either way.

15 COMMISSIONER SCHLATER: Well, my
16 sense is if they do show up, we'd like to
17 afford them the opportunity for party status.
18 If they don't show up, then they don't show
19 up and they don't participate and there's no
20 harm done.

21 COMMISSIONER MAY: That's fine.

22 COMMISSIONER SCHLATER: I'd be

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1 okay with granting party status.

2 COMMISSIONER MAY: All right.
3 That's fine.

4 COMMISSIONER TURNBULL: Mr. Chair,
5 I concur with Mr. Schlater. I think that
6 would be fine.

7 CHAIRMAN HOOD: Okay. So what I
8 was saying earlier on, I want to make sure
9 this is not a problem because if they do show
10 up, I was saying that because we have nothing
11 in writing, well, if the person who's not
12 authorized to cross-examine, and plus once we
13 start a case if they come 15 minutes -- well,
14 actually they may be here before we get
15 started -- if they come 15 or so minutes late,
16 then I don't know what they're going to cross-
17 examine because they're going to miss most of
18 the case.

19 My statement was that they would
20 not be authorized or be able to cross-examine.

21 But you know what? We'll cross that bridge
22 when we get there. I'll withdraw that

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1 statement.

2 We will grant them party status I
3 believe as a proponent. And I would move that
4 we grant them party status as a proponent, and
5 so note that no one is here at the time of the
6 granting of the party status, and ask for a
7 second.

8 COMMISSIONER SCHLATER: Second.

9 CHAIRMAN HOOD: Moved and properly
10 seconded.

11 Any further discussion?

12 (No audible response.)

13 CHAIRMAN HOOD: All those in
14 favor?

15 (A CHORUS OF AYES.)

16 CHAIRMAN HOOD: Not hearing any
17 opposition, Ms. Schellin, would you record the
18 vote?

19 MS. SCHELLIN: Yes. Staff records
20 the vote four to zero to one to grant party
21 status in support to the GW Mount Vernon
22 Campus Neighborhood Alliance Group. And

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1 again, this is to grant party status in
2 support.

3 Commissioner Hood moving;
4 Commissioner Schlater seconding; Commissioners
5 May and Turnbull in support; Commissioner
6 Keating not present, not voting.

7 CHAIRMAN HOOD: And forgive me, I
8 was supposed to ask Mr. Avitabile.

9 Did you have any opposition? I
10 know it's late. But if you want to record the
11 opposition to doing that.

12 MR. AVITABILE: Yes.

13 CHAIRMAN HOOD: Okay. Thank you.

14 Okay. Next we have a request --
15 and I think this is Exhibit 16. Am I correct,
16 Ms. Schellin? Thank you. That's all right.

17 Let me get the right exhibit in
18 front of me.

19 Okay, Commissioners, we have a
20 request from Mr. Pashaian. I hope I'm
21 pronouncing that right.

22 If you come to the table, you can

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1 correct me because I don't want to butcher
2 your name or mess it up.

3 I'd like for you to repeat exactly
4 what you said on the mic so everybody knows I
5 didn't do a bad job.

6 MR. PASHAIAN: I represent --

7 CHAIRMAN HOOD: Just give me your
8 name first.

9 MR. PASHAIAN: Charles Pashaian.

10 CHAIRMAN HOOD: Pashaian.

11 MR. PASHAIAN: I represent the
12 majority owner of the house at the corner of W
13 Street.

14 CHAIRMAN HOOD: Let me cut you
15 right off.

16 I understand that. I just really
17 wanted the pronunciation of your name.

18 We have the submittal here. We're
19 going to deal with that now. You have not
20 been given party status, and you have not been
21 turned down. So let's us deal with it first.

22 MR. PASHAIAN: Okay.

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1 CHAIRMAN HOOD: And if you're
2 turned down, then we need to hear from you.
3 But if you're not turned down, we don't need
4 to hear from you. Okay?

5 MR. PASHAIAN: So if I sit here,
6 what do you want me to do?

7 CHAIRMAN HOOD: I really wanted
8 you to come so I could pronounce your last
9 name correctly.

10 MR. PASHAIAN: Oh, okay.

11 CHAIRMAN HOOD: And what's your
12 last name again?

13 MR. PASHAIAN: Pashaian. Long a.

14 CHAIRMAN HOOD: Pashaian.
15 Pashaian.

16 MR. PASHAIAN: Yes. Pashaian.

17 CHAIRMAN HOOD: Okay. Colleagues,
18 we have a submittal from Mr. Pashaian --
19 Exhibit #16. At one time obviously, but we
20 can see how the person he's represented was a
21 member of the Neighborhood Alliance.

22 Obviously if you look at Exhibit

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1 16, we see where -- it says, "However, should
2 we be entitled to full representation as a
3 party to this matter which you can see has not
4 been accorded the right by an entity that was
5 supposed to represent, however, through no
6 fault of the homeowner" -- I think that the
7 court allows for us to be able to -- anyone
8 who is within sight I believe of any project,
9 and I think there's case law that says that
10 they have a right to be given party status.

11 But I'm going to open it up to my
12 colleagues. We see the request in Exhibit 16.

13 I am in favor actually of giving them party
14 status. And I will open it up.

15 COMMISSIONER TURNBULL: Mr. Chair,
16 I would concur with you on this. And I think
17 it's primarily from page four of Exhibit 16,
18 which is the email that was attached
19 apparently sent from Mr. Gardner to Mr.
20 Pashaian, and basically saying that based upon
21 their primary on the association, the
22 Alliance's concerns for W Street, that's all

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1 they really pursued with the University, and
2 that they really didn't get into any of the
3 issues on Foxhall. It sounded like there were
4 concessions that they couldn't give up.

5 So in that case, I believe that
6 Mr. Pashaian entered this case for Sheila
7 Griffin. I think they do make a case to get
8 party status because they're right across the
9 street.

10 COMMISSIONER SCHLATER: Is 2200
11 Foxhall Road right across the street?

12 COMMISSIONER TURNBULL: I do
13 believe. Yes. If you look --

14 COMMISSIONER SCHLATER: Mr.
15 Pashaian?

16 MR. PASHAIAN: Is that a question?

17 COMMISSIONER TURNBULL: Sure.

18 MR. PASHAIAN: Yes, it is directly
19 across the street from the University on W.
20 The entrance is on W. People come and go from
21 W. The windows look out from W onto the
22 campus.

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1 COMMISSIONER MAY: So it's across
2 from where W hits Foxhall?

3 MR. PASHAIAN: Yes. It's the
4 brick house right on the corner.

5 COMMISSIONER TURNBULL: And one of
6 your primary concerns is the Building A1?

7 MR. PASHAIAN: Yes. That is the
8 primary concern.

9 COMMISSIONER TURNBULL: Okay.

10 CHAIRMAN HOOD: Any other
11 comments?

12 (No audible response.)

13 CHAIRMAN HOOD: No objection. Mr.
14 Avitabile, do you have any objection?

15 MR. AVITABILE: For the record, we
16 would just like to state our objection just
17 based on the fact that we just found out about
18 this today. There was no indication -- he
19 hasn't demonstrated meeting the criteria of a
20 party status formally through the process.
21 And we don't have any evidence of having shown
22 authority to represent the majority homeowner.

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1 But again, we're just stating the
2 opposition for the record.

3 CHAIRMAN HOOD: Okay. Thank you
4 very much for your objection.

5 I think what we're going to do is
6 that we're going to grant party status. I
7 think that he has shown good cause.

8 I can kind of see how this kind of
9 worked out, and not knowing that one group is
10 still on one street -- what's the W Street --
11 as opposed to Foxhall. And I think the issues
12 particularly dealing with A1 -- Building A1 --
13 are of concern. I think by statute and by
14 previous case law that they be afforded the
15 opportunity of party status because they're
16 directly effected and it's within their view.

17 So with that, I would move that we
18 give them -- Mr. Pashaian, are you going to be
19 -- you're going to be the representative?

20 MR. PASHAIAN: Yes.

21 CHAIRMAN HOOD: Right. Okay. I
22 would agree that we give Mr. Pashaian client

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1 party status. I think it's Ms. Green. Is it
2 Ms. Green.

3 MS. SCHELLIN: Griffin.

4 CHAIRMAN HOOD: Griffin. Yes.
5 Ms. Griffin party status. And we will come up
6 with a name. Ms. Griffin, the homeowner --

7 MR. PASHAIAN: She's one of the
8 home -- she's the primary homeowner.

9 CHAIRMAN HOOD: She's the primary
10 homeowner. Okay.

11 Well, anyway, we'll come up --

12 MR. PASHAIAN: She owns most of
13 it.

14 CHAIRMAN HOOD: We normally have a
15 name. But since it's her, we'll just come up
16 with --

17 COMMISSIONER SCHLATER: Can I ask
18 a question?

19 CHAIRMAN HOOD: Sure. You have
20 one question.

21 COMMISSIONER SCHLATER: Does she
22 live there?

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1 MR. PASHAIAN: Yes.

2 CHAIRMAN HOOD: Okay. Anyway, Mr.
3 Pashaian, we will grant your client party
4 status.

5 And I would so move and ask for a
6 second.

7 COMMISSIONER TURNBULL: Second.

8 CHAIRMAN HOOD: Moved and properly
9 seconded.

10 This is an opposition, right?

11 MR. PASHAIAN: Yes.

12 CHAIRMAN HOOD: Party status in
13 opposition.

14 It has been moved and properly
15 seconded.

16 Any further discussion?

17 (No audible response.)

18 CHAIRMAN HOOD: Are you ready for
19 the question?

20 All those in favor?

21 (A CHORUS OF AYES.)

22 CHAIRMAN HOOD: Hearing no

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1 opposition, so ordered.

2 Staff, would you record the vote?

3 MS. SCHELLIN: Yes. Staff records
4 the vote four to zero to one to grant party
5 status in opposition to Sheila Griffin.

6 Commissioner Hood moving;
7 Commissioner Turnbull seconding; Commissioners
8 May and Schlater in support; Commissioner
9 Keating not present, not voting.

10 CHAIRMAN HOOD: And also, Ms.
11 Schellin, with that motion, it was also
12 agreeable by consensus that we waive our rules
13 that Mr. Avitabile mentioned earlier.

14 MS. SCHELLIN: Correct.

15 CHAIRMAN HOOD: Okay. Okay. Do
16 we have anything else -- any other preliminary
17 matters?

18 MR. PASHAIAN: I thank the
19 Chairman and the Commission.

20 CHAIRMAN HOOD: Okay. Thank you.

21 Okay. Do we have anything else?

22 MS. SCHELLIN: Just the expert

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1 witnesses, which I believe Mr. Avitabile will
2 probably go into.

3 CHAIRMAN HOOD: Let's go down your
4 list of experts.

5 MR. AVITABILE: Sure. As we
6 stated in our pre-hearing submission which the
7 Commission I'm sure received, we have a number
8 of expert witnesses tonight including Matt
9 Bell in the field of architecture, Marsha Lea
10 in the field of landscape architecture, Kyle
11 Oliver in the field of civil engineering, Jami
12 Milanovich in the field of traffic
13 engineering, and Carl Elefonte in the field of
14 architecture.

15 They've all appeared before the
16 Commission in the past and have been certified
17 as experts. Their rèsùmès are before you, and
18 we ask that they be recognized as experts.

19 CHAIRMAN HOOD: I'm sure my
20 colleagues got that, Mr. Avitabile. So
21 forgive me, I was off to the side. So what I
22 will do is turn to them.

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1 Do we have any objections?

2 (No audible response.)

3 CHAIRMAN HOOD: No objections. So
4 all of them? We're fine with all of them?

5 (No audible response.)

6 CHAIRMAN HOOD: Okay. We're good.
7 Thank you.

8 MR. AVITABILE: Thank you.

9 CHAIRMAN HOOD: I guess with that,
10 we can get started.

11 While we're setting up, we have
12 ANC 3-D. And there's another name -- Ms. Ann
13 Heuer. Okay. Ms. Heuer's a party, and also
14 the Griffin party in opposition. Okay.

15 MS. SCHELLIN: And Chairman Hood,
16 since we have the interpreter here, we will
17 not be turning off the lights this evening for
18 the PowerPoint presentation. I just want to
19 let everybody know that.

20 CHAIRMAN HOOD: Okay. And if
21 we're not speaking properly or too fast like I
22 was doing previously, please let us know.

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1 MR. AVITABILE: All right. Thank
2 you. Everyone's ready.

3 Good evening, Chairman Hood and
4 Members of the Commission. My name is David
5 Avitabile with the law firm of Pillsbury
6 Winthrop Shaw Pittman. I am here tonight with
7 Maureen Dwyer on behalf of the George
8 Washington University to present their ten-
9 year campus plan for the Mount Vernon campus.

10 As the Commission is aware, under
11 Section 210 of the zoning regulations,
12 universities are permitted in residential-
13 zoned districts as a special exception
14 provided that the university demonstrates it
15 is "not likely to become objectionable to
16 neighboring property because of noise,
17 traffic, number of students or other
18 objectionable conditions." As we will
19 demonstrate this evening, the 2010 Mount
20 Vernon Campus Plan meets this test.

21 I want to briefly orient everyone
22 to the Mount Vernon campus. It's located in

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1 the northwest quadrant of the District of
2 Columbia in the Foxhall neighborhood of Ward
3 3. The campus is bordered by Whitehaven
4 Parkway to the south, Foxhall Road to the
5 east, W Street to the North, and the Berkeley
6 Terrace residential community to the west.

7 The main entrance to the campus is
8 located off of Whitehaven Parkway. There is
9 also a secondary access road from Whitehaven
10 that was recently added by the University.
11 And finally, there is also an entrance and a
12 surfaced parking lot located off of W Street
13 which you will hear more about this evening.

14 For well over a year, GW has
15 worked to develop a campus plan for the 23-
16 acre Mount Vernon campus that not only meets
17 the strict requirements of the zoning
18 regulations but also includes meaningful
19 improvements that address longstanding
20 community concerns. Key to this process has
21 been meaningful outreach and dialogue with all
22 stakeholders.

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1 At the outset, GW held a series of
2 eight community meetings starting in April
3 2009 which provided nearby neighbors with an
4 opportunity to not just passively listen to a
5 presentation, but to literally sit at the
6 table and actively participate. These
7 meetings included robust discussions on key
8 issues of importance such as enrollment, storm
9 water management, noise, lighting, as well as
10 building design and massing. The meetings
11 provided all parties an opportunity to find
12 common ground. And this was reflected in the
13 campus plan that was filed with the Commission
14 last November.

15 Since filing, GW has continued to
16 reach out to meet its neighbors' concerns. As
17 we detailed in our pre-hearing submission, the
18 University made additional changes that
19 responded to the remaining concerns of the
20 Neighborhood Alliance. GW also appeared
21 before ANC 3-D over the past three months to
22 present the plan and address their concerns,

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1 and as you can see has secured their approval
2 as well.

3 The campus plan before you this
4 evening was developed with the forthcoming re-
5 write of the zoning regulations in mind. It
6 provides a detailed roadmap for the
7 development of the campus over the next decade
8 that anticipates some of the future regulatory
9 changes. The plan includes details on
10 building location, massing and height, as well
11 as design guidelines intended to provide a
12 clearer understanding of what the form and
13 shape of new construction will be. The plan
14 also includes specific details on the timing
15 and implementation of proposed improvements.

16 As reflected in their reports, we
17 have secured the support of multiple city
18 agencies including OP and DDOT. We have
19 modified our documents to include OP's
20 recommended conditions and language, and we
21 have submitted those revised conditions of
22 approval, implementation schedule and design

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1 guidelines to you this evening. I believe Ms.
2 Schellin has distributed them.

3 And at the close of our
4 presentation, I'll address the outstanding
5 issues raised in the ANC's and DDOT's reports.

6 We're also here tonight for
7 further processing approval of the first piece
8 of the 2010 plan -- the renovation of and
9 addition to Ames Hall. In connection with
10 Ames Hall, we have requested special exception
11 approval for the proposed roof structure
12 design which does not strictly meet the one-
13 to-one setback requirement. The project
14 architect has continued to work with staff of
15 the Historic Preservation Office since the
16 filing of a pre-hearing submission to refine
17 the roof structure design. And the results of
18 these efforts is a better design that meets
19 the requirements of relief from Section 411.

20 To that end, we've also submitted
21 a revised roof plan and accompanying
22 elevations that show this revised roof

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1 structure design. And I believe Ms. Schellin
2 has also distributed those to you. And our
3 project architect will discuss those in detail
4 later in the presentation.

5 And with that, I will turn it over
6 to Alicia O'Neil.

7 MS. O'NEIL: Hi. Good evening,
8 Chairman Hood and Members of the Commission.
9 My name is Alicia O'Neil. I'm the Senior
10 Associate Vice President for Operations at GW.

11 And on behalf of the University, I thank you
12 for your time and consideration of our campus
13 plan this evening.

14 As a matter of background and
15 context for those that are not familiar with
16 the campus, in the late 1990s, GW acquired
17 Mount Vernon College, formerly the Mount
18 Vernon Seminary, and has been operating that
19 campus under our campus plan since 1999.

20 GW, whose primary location is in
21 Foggy Bottom and which is covered by a
22 separate campus plan, is proud to have

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1 established this 23-acre campus into a co-
2 educational academic village with a unique
3 character and full-scale amenities combining
4 the resources of our international research
5 university with the benefits of a smaller,
6 more intimate campus that is easily accessible
7 and closely linked to downtown Washington.

8 The Mount Vernon campus offers a
9 wide variety of academic and student life
10 opportunities including campus recreation.
11 Additionally, the campus is home to
12 undergraduate student residents, largely
13 freshmen and sophomores. The campus also
14 provides specialty curricular programs and
15 living and learning communities such as the GW
16 Women's Leadership Program, a legacy to Mount
17 Vernon's history in women's education. The
18 campus also hosts graduate courses, largely in
19 forensic science and interior design.

20 In advance of tonight's hearing,
21 the University engaged in a substantial
22 planning process working with members of the

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1 community as well as District agencies to
2 envision the future of this campus.
3 Specifically, the University hosted eight
4 formal community meetings in 2009, met with
5 individual members of the community to discuss
6 key issues including enrollment and counting
7 methodologies, presented at four meetings of
8 ANC 3-D to share information about the plan,
9 met with St. Patrick's School regarding the
10 future of the campus, and we kept detailed
11 records in the form of an issues exhibit to
12 document community concerns and the
13 University's responses to those issues.
14 Additionally, we have met with the Office of
15 Planning, the Office of Historic Preservation,
16 DDOT, the Department of the Environment, and
17 Fire and Emergency Management. Further, the
18 University has engaged consultants to provide
19 work product to enhance the plan and respond
20 to community concerns.

21 In addition to the campus planning
22 expertise that we have here with us tonight,

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1 the University took additional steps to ensure
2 a full evaluation of the campus to meet all
3 means. This included updating our campus
4 survey, engaged EEK Architects to do a
5 complete audit of existing campus buildings
6 and their square footages, conducting
7 acoustical investigations at the soccer field
8 and along Foxhall Road, engaging lighting
9 experts to discuss options for mitigating the
10 tennis court lights, conducting a test of the
11 soil at the location of the W Street parking
12 lot, and engaging consultants to review the
13 potential for both archaeological and historic
14 resources on the campus.

15 At the start of the planning
16 process, the University set out to understand
17 key concerns of the community and reconcile
18 those with the goals of the University to
19 establish a plan that met all objectives. We
20 outlined our goals at the beginning of the
21 planing process as follows.

22 First, to develop a plan that

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1 meets our forecasted space needs for
2 additional academic programs and student
3 residences on the campus and continue to
4 balance the living and learning community,
5 these needs were anticipated: future growth
6 on the campus of 100,000 net square feet of
7 academic space and approximately 100 net new
8 residential beds; enhancement to the physical
9 environment of the campus including the campus
10 perimeter, the provision of sidewalks and
11 campus lighting; to demonstrate a commitment
12 to sustainability through building design,
13 storm water management, landscaping and other
14 efforts. We also sought to bring transparency
15 to the key measures in the campus plan
16 including the re-verification of campus GFA
17 that I spoke about a moment ago, and also
18 ensuring clarity in our enrollment methodology
19 and how we count our students at the Mount
20 Vernon campus.

21 Finally, GW sought for the campus
22 plan to be a platform for us to continue a

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1 positive relationship with our neighbors and
2 ensure that we met all of the commitments that
3 we have made that would carry forward into
4 this campus plan.

5 This process I've just described
6 has led to the plan that's before you today.
7 And I'll summarize the key features briefly.

8 With respect to campus
9 development, we have proposed the same amount
10 of new construction as was approved in the
11 existing 2000 campus plan. We focussed on
12 achieving a balance of uses on the campus.
13 We've developed site-specific guidelines for
14 development including the height, bulk and
15 location of new development on the campus.
16 This development has been located toward the
17 center of the campus, away from residential
18 neighborhoods. And we've provided campus
19 design guidelines for future campus buildings.

20 With respect to transportation and
21 circulation, we've agreed to close the W
22 Street entrance to the campus and remove the W

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1 Street parking lot. We've also agreed to
2 continue the Vern Express Shuttle to transport
3 students, faculty and staff between our
4 Mount Vernon and Foggy Bottom campuses.

5 With respect to campus perimeter
6 improvements, the plan calls for a commitment
7 to perimeter landscaping on all of the campus
8 frontages, fencing improvements along Foxhall
9 Road, new sidewalks, signage and campus
10 entrance improvement along Whitehaven, and
11 again closure of that W Street entrance to the
12 north of the campus.

13 With respect to sustainability and
14 environmental, this plan calls for a
15 commitment to a minimum of the equivalent of
16 LEED certification for all new construction, a
17 comprehensive storm water management system
18 that will be implemented as new construction
19 is implemented on the campus, no lighting on
20 the soccer field and enhanced lighting
21 controls on the tennis courts, and mitigation
22 of noise from both the soccer field and some

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1 mechanical units along Foxhall Road.

2 With respect to campus population,
3 the University is requesting an increase in
4 the number of students on a daily basis to
5 1,725 on a headcount basis and 1,100 on a
6 full-time equivalent basis. This is a modest
7 increase based on an increase in enrollment
8 associated with the new academic programs and
9 residential spaces proposed for the campus.

10 Under the 2000 campus plan, GW had a cap on a
11 daily basis of 1500 on headcount basis and
12 1,000 on a full-time equivalent basis.

13 The 2000 plan also gave GW the
14 right to come back and request an increase to
15 these student enrollment caps after five
16 years, which GW did not do. We're here at
17 this time requesting this increase. We
18 believe it's a modest increase and will not
19 have objectionable impacts on the
20 neighborhood. We also continue to expect not
21 more than 150 faculty and staff on the campus
22 on a daily basis.

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1 In addition to these limitations
2 on student enrollment, GW has proposed a
3 number of conditions to mitigate any potential
4 objectionable impacts on the neighborhood,
5 including limitations on the location, use,
6 height, density and lot coverage of proposed
7 new campus developments, define vehicular
8 circulation and parking restrictions,
9 limitations to mitigate potential noise and
10 lighting impacts, and continued quarterly
11 meetings to ensure that we continue a dialogue
12 with our neighbors about issues of concern.

13 And in order to create certainty
14 for members of the community that the benefits
15 that GW has agreed to during the planning
16 process will come to fruition, we've also
17 agreed to an implementation schedule for these
18 improvements. Noise improvement measures are
19 already underway both at the soccer field and
20 along Foxhall Road; we've agreed to install
21 automatic timers on the tennis court lights
22 starting in November of 2010; perimeter fence

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1 improvements along Foxhall would be underway
2 within six months of approval of this plan;
3 closure of the W Street entrance and removal
4 of that parking lot after completion of Ames
5 Hall or if another project were to be
6 developed in advance of Ames Hall at the
7 completion of that project; sidewalk and other
8 Whitehaven entrance improvements would be
9 underway within a year of approval.

10 We're proud to be here tonight
11 proposing a campus plan that we believe meets
12 the needs of the University in achieving our
13 educational mission while addressing the
14 issues that have been raised by the community
15 and garnering support from our neighbors.

16 In order to address the planning
17 process and the proposed campus development,
18 Matt Bell from EEK Architects.

19 MR. BELL: Good evening. I'm Matt
20 Bell, principle at Ehrenkrantz Eckstut & Kuhn
21 Architects here in Washington.

22 And what I'd like to do is talk a

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1 little bit about the plan in context of the
2 existing plan -- some of the issues with that
3 -- also review some of the issues that we
4 heard from the community during our community
5 process, and then talk a little bit about the
6 2010 plan and what are the features of this
7 plan, how it works and what are the important
8 aspects that we believe bring to you tonight a
9 very much improved plan both in terms of its
10 concept of how it is organized and in terms of
11 its detail.

12 This is the existing 2000 campus
13 plan here. And some of the features of this
14 were that it included 180,000 gross square
15 feet of development, about half of that in
16 academic space. And at the time, these two
17 projects have been completed, and Pelham Hall
18 here will be completed shortly. It
19 concentrated about 80,000 square feet of
20 development on the corner of W Street and
21 Foxhall Road, fundamentally putting a great
22 deal of the development at the perimeter of

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1 the campus, and also eliminating a number of
2 the smaller residential buildings that were
3 characteristically in scale with this side of
4 the campus and W Street here on the northern
5 edge of the campus.

6 When we started the process, we
7 believed that this plan could be significantly
8 improved upon. Some of the things we heard
9 from the residents when we began the
10 discussions at the beginning of the process
11 were that they were concerned about the
12 buildings at this corner. They felt that the
13 buildings introduced here was too much
14 development in this corner and also eliminated
15 buildings that people felt were in character
16 and in scale with the residential character of
17 W Street. We heard that they wanted the
18 architectural character of that area and also
19 of the campus of the older buildings to be
20 maintained and enhanced.

21 There was concern as Alicia
22 mentioned about noise from the soccer field,

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1 particularly at this end here. And Alicia's
2 talked about the University commitments there.

3 Noise emanating from mechanical equipment
4 along Foxhall Road, there was a concern as
5 well.

6 Some neighbors also noted that
7 some of the buildings they felt turned their
8 backs to the neighborhood and were not good
9 neighbors. They were facing into the campus
10 but not providing the appropriate level of
11 detail on the architecture relative to the
12 sides that faced the community.

13 And finally, one of the big
14 concerns that was expressed to us was the W
15 Street entry. People felt that this was not
16 only not particularly pretty to look at but
17 there was a concern about traffic coming in
18 and out of here on what is fundamentally a
19 residential street.

20 Let's go to the next slide.

21 What we're looking at here, this
22 is a snapshot of the existing uses on the

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1 campus today. This is Pelham Hall, currently
2 under construction. You can see residential
3 buildings in red -- residential life buildings
4 in red -- and academic buildings in green.
5 And of course, this campus tries to balance
6 academic and residential uses. It's not
7 simply one use or the other. The University's
8 intention is to make a balanced campus there
9 where students can live and attend class and
10 live a full collegiate lifestyle.

11 One other concern that the
12 neighborhood had expressed was the
13 concentration of residential buildings along
14 that edge in the 2000 plan. They felt that it
15 would be a better plan if it balanced academic
16 uses on the edge which tend to have a more
17 quiet appearance at night than residential
18 uses as well. So we took these concerns into
19 consideration in moving forward with the plan
20 we're bringing forward to you tonight.

21 This is the plan -- one of the
22 documents in the plan. And I just want to

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1 review some of the most important aspects of
2 this. This includes a net new of 150,000
3 gross square feet and net new of about 100
4 beds on the campus.

5 The red line here is the existing
6 property line, and the blue line is the
7 setback line. And this line is the setback
8 line that was established with the 2000 plan
9 and has not been altered.

10 Our plan that we're bringing
11 tonight does not ask for any kind of changes
12 with respect to those issues. It does a
13 number of significant things.

14 Number one is it concentrates
15 density more towards the center of the campus
16 and away from the edges of the campus. It
17 eliminates the vehicular entry at W Street
18 right here. And we'll have some detail about
19 that from Marsha Lea of EDAW to follow. It
20 keeps all but one of the existing buildings
21 along the W Street side. Here are these
22 buildings that have a particular character of

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1 sloped roofs and brick appearances and very
2 nice general details. It retained, as I
3 mentioned, the setbacks from the 2000 plan.
4 And it balanced -- and I'll show a diagram in
5 a second that shows the intended uses -- but
6 it balances academic uses along W Street with
7 residential properties along the center of the
8 campus. In other words, the idea being not to
9 concentrate the residential in one area but to
10 really sort of work it together so all of
11 these things form the campus together.

12 Go to the next slide, please.

13 This talks a little bit about what
14 some of those uses will be. So what you see
15 here is the introduction of academic buildings
16 at A1 and A2 along that edge, and then a
17 residential building brought into the center
18 of campus at R-1 and continuing with either
19 the planned expansion at Ames here -- A4 -- or
20 replacement of an existing building at A3.
21 So the green will be academic buildings and
22 red will be residence buildings.

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1 I want to call your attention as
2 well to the chart over here on the left side
3 of this slide. As David mentioned, we had a
4 very robust community process. A lot of very
5 good ideas emanated from the community, and I
6 believe there was a very healthy dialogue.
7 What happened over time is we of course
8 started in one place and ended up where we are
9 tonight, which we believe is a strong plan.

10 I just want to call your attention
11 to the numbers here. In the summer of 2009,
12 these were the development square footages for
13 the various sites. So for example, A1 was
14 shown as 45,000 square feet, A2 25 and so on
15 and so forth. If you look at the current
16 plan, which we revised in October, you can see
17 in general A1, which is here, was reduced in
18 size from its initial study. A2 was reduced
19 in size from its initial study. And the
20 buildings in the center of the campus, you can
21 see the different adjustments that were made
22 here to end up with this net new GFA of about

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1 150,000 square feet.

2 To give you a little bit of detail
3 on that, in particular we developed this slide
4 to show what the relationship is of the
5 buildings we're planning in the future to
6 what's there and the heights of some of the
7 context around.

8 So for example, this building here
9 -- A1 -- we're showing the height at 320. Now
10 what that means is that the maximum height of
11 anything to do with that building would be
12 320.

13 One of the crucial things to
14 understand about this site is it has a lot of
15 topography that slopes. So we felt the best
16 way to deal with understanding height and
17 establishing guidelines for that was to note
18 where the maximum height of the building could
19 be.

20 So for example, in A1, it's three
21 feet shorter than the Eckels Library which is
22 just to the south of it. In A2, the building

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1 is 39 feet tall, and it's about eight feet
2 shorter than Meriwether Hall which is just to
3 the east of it. And this is where the former
4 vehicular entry is, and we're replacing that
5 with a path.

6 In A3, for example, this building
7 would be 39 feet, and it's a couple of feet
8 shorter than the existing Ames. And R1 here,
9 this building would show its roof elevation at
10 295.

11 What we're also showing in this
12 drawing is what the approximate footprint
13 would be based upon the square footage we have
14 in the plan which is in the yellowish color.
15 And we're showing an area where the building
16 footprint could be.

17 Now obviously, we haven't designed
18 each of these buildings. But what we're
19 trying to show is the approximate location
20 where that building could be built relative to
21 its neighbors. So in some cases, we've
22 indicated both where the height is and in all

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1 cases we're indicated where we're taking the
2 height from, and we're showing things like
3 some of the distances between the buildings
4 and how they relate to one another -- trying
5 to provide a level of detail.

6 David reminds me of a very
7 important thing. The number listed on here --
8 the maximum height -- includes the penthouse.

9 That would be to the top of the building. So
10 the penthouse would be underneath that. We
11 were trying to sort of find a way to make sure
12 we understood how we could account for all
13 aspects of height that could occur on the
14 campus.

15 So, the other thing that the
16 community expressed to us that I think the
17 University has an interest in as well is
18 making sure that the buildings are compatible,
19 both with the architectures on the campus and
20 the many aspects of the very nice residential
21 neighborhood that is nearby. So for example,
22 some of the things we have in the design

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1 guidelines are predominantly brick and pre-
2 cast with pre-cast details. People expressed
3 a strong concern not to have large walls of
4 glass or big metal buildings. And I think
5 that's a wise decision.

6 Also developing street facades
7 consistent with the same level of detail that
8 you find on the campus interior that you find
9 on the exterior, and also making sure that
10 those facades are working well in the various
11 frontages around the campus.

12 As I mentioned, the roofs are a
13 big concern on the campus. Many of the older
14 buildings have pitched roofs of different
15 kinds. The idea here is to list the kinds of
16 roofs that will occur as buildings are built.

17 There was a very interesting discussion.
18 People felt that buildings with predominantly
19 flat roofs were not valued very highly. So we
20 said okay, well, maybe some secondary areas
21 might be flat but the predominant sort of
22 rendition of the building would have a pitched

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1 roof.

2 And then the mechanical penthouse
3 for A1 will be set back here with some very
4 specific language about how that's going to be
5 treated, as well as the top story mechanical
6 penthouse for A2 on the corner of Foxhall and
7 W set back 20 feet from the north to minimize
8 the impact on that corner and make a better
9 massing there.

10 Then there's some other language
11 here about development constraints relative to
12 the mechanical penthouses. We've spent a lot
13 of time talking about that, and we think we
14 have something here that is very workable both
15 for the University and gives a high degree of
16 predictability for the community about what is
17 likely to becoming in subsequent buildings.

18 Next one, please. Thank you.

19 As part of the plan, we looked
20 carefully at vehicular circulation. And
21 you'll hear a little bit more about that. But
22 one of the primary things of course is

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1 orienting the campus towards the Whitehaven
2 Parkway entrance here.

3 So what this diagram is showing is
4 the two-way traffic in the loop around the
5 shuttle parking and loop out the sort of
6 controlled access over to Pelham, the
7 preponderance of structured parking here,
8 small amounts of surface parking, and then
9 we're indicating where the primary service
10 entries would be so that it's clear as these
11 buildings are developed that's where these
12 likely and necessary places will occur.

13 At this point, it's good to turn
14 it over now to Marsha Lea of EDAW to talk more
15 about how the campus is organized and how the
16 plan takes ideas related to the new entrance
17 along Whitehaven and the perimeter treatments
18 and the lab rates. So I'll hand the laser
19 pointer to Marsha.

20 CHAIRMAN HOOD: Turn your
21 microphone on, please.

22 MS. LEA: Good evening. My name

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1 is Marsha Lea. I'm a landscape architect and
2 principle with EDAW, Inc.

3 As Matt said, the parking lot on W
4 Street will be eliminated. And in its place
5 we're proposing a pedestrian connection from
6 the existing sidewalk along W Street into
7 campus. That same connection would also
8 function as an emergency vehicle route using a
9 reinforced turf for the width that is required
10 for the fire lane and also your detail of that
11 in a few moments.

12 Other sidewalk improvements
13 include adding a sidewalk on the campus side
14 of Whitehaven Parkway from the corner of
15 Foxhall over to the main entrance into campus.

16 There is an existing sidewalk on the east
17 side of Foxhall that runs north and south and
18 also on the west side of Foxhall south of the
19 campus. So we're connecting to that. And at
20 the request of DDOT, we're also making a
21 connection to the western boundary of the
22 campus and connecting to an existing sidewalk

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1 there. So a new sidewalk the entire length of
2 the southern edge of campus feeding into the
3 main new entrance to the campus.

4 Internal to the campus, sidewalks
5 would be added to improve universal
6 accessibility within the campus and also make
7 a more walkable campus. And those would be
8 added as projects are introduced.

9 Also around the perimeter, most of
10 the campus is fenced currently. The
11 University would like to complete that fencing
12 by filling in some of the missing pieces. And
13 they'd also like to introduce gates at all of
14 the entrances. In case of an emergency, the
15 campus could be secured.

16 One of the other community
17 comments was about the fence on Foxhall Road
18 which is currently about two or three feet
19 inside the curb line. And the proposal is to
20 replace that with a fence that's about 15 feet
21 inside the curb line and embedded in existing
22 landscape and enhanced with new landscape.

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1 This is an enlargement plan of the
2 W Street edge of campus. In the red outline
3 is the current W Street parking lot and
4 entrance drive which will be removed and
5 replaced with landscape. So it'll go from
6 being impervious surface to porous.

7 There's an opportunity then to add
8 some landscaping screening along that W Street
9 edge. You can also see the sidewalk and the
10 emergency egress and gateway.

11 And I have a detailed plan next, I
12 think. Yes.

13 The top two images are what the
14 entrance would look like most of the time with
15 the gate open for pedestrians to use. The
16 lower left-hand shows the gate all the way
17 open for a fire truck to enter the site. And
18 then the final lower right image shows the
19 gate closed in case of emergency.

20 This is a section through the site
21 on Foxhall Road about mid-point on the campus
22 showing Summers Hall on the far left, the

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1 sloping condition. The existing fence is
2 about on the property line just a few feet in
3 from the curb as I mentioned before. The new
4 fence location would be inboard about 15 feet
5 and new landscape would be put in front of
6 that, and existing landscape would be
7 maintained behind it.

8 An enlargement of the Whitehaven
9 entrance shows the sidewalk connection out to
10 Foxhall, a larger pedestrian plaza at the
11 entrance near the gymnasium with a gracious
12 set of stairs and also a handicap ramp that
13 allows for universal accessibility up to the
14 campus. There are walls shown that would be
15 an opportunity to retain the grade but also
16 identify the campus and this as its main
17 entrance. You can see also the proposed
18 street trees along Whitehaven and enhanced
19 landscape at the entrance.

20 And finally, the landscape
21 perimeter for the campus on the western side
22 of the campus, the proposal is to keep that

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1 natural wooded area as it is. A couple of
2 areas in the northern and southern corners
3 would be managed woodland. The rest of the
4 campus perimeter would be trees, enhanced
5 added trees and lawn using native and adapted
6 species.

7 And I'll turn it over to Kyle now.

8 MR. OLIVER: Good evening. I'm
9 Kyle Oliver from Vika Capitol, 4900
10 Massachusetts Avenue.

11 What we've done is looked at the
12 storm water management for the site. We met
13 with citizens. We met with the Department of
14 the Environment, and also campus maintenance
15 personnel to review the existing draining
16 patterns and any existing overall site
17 concerns from a storm water management and
18 storm drain standpoint. Over the past year,
19 we visited the site during numerous rainfall
20 events to verify these drainage patterns and
21 to review the existing outfalls.

22 There are two major drainage

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1 divides on the site. Basically the site is
2 cut in two. The northern part of the site
3 drains down to an existing culvert under W
4 Street and drains down to an existing closed-
5 conduit system in W. And the southern part of
6 the site drains down to two closed-conduit
7 systems that outfall down into Whitehaven.
8 There is an existing sand filter associated
9 with the new Pelham building that treats the
10 adjacent area and Pelham building for storm
11 water management. The District did some
12 improvements along W Street. They've built a
13 new curb and draining inlets to help control
14 some of the water that flows down W Street.

15 Based on these meetings, our site
16 visits and the improvements made in the early
17 2000s, the existing infrastructure can
18 adequately handle the existing storm water
19 that is released from the site. And therefore
20 there is currently no adverse impact to the
21 downstream areas of the campus.

22 As we discussed, one thing the

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1 University is planning on doing is removing
2 the existing parking lot along W Street and
3 installing the grass pave or reinforced turf
4 as an access road. This will provide a
5 reduction in run off from the campus and thus
6 an improvement to storm water management for
7 the campus.

8 The University has developed a
9 storm water management plan that will be
10 designed to have a zero impact on the overall
11 storm water drainage system both on a
12 development site basis as well as an aggregate
13 basis. This plan will be implemented on a
14 building-by-building basis over the course of
15 the 2010 plan as new buildings are developed.

16 Potential storm water management
17 technologies include one of the following or a
18 combination of the following. They include
19 green roofs, rain gardens, bio-swells, bio-
20 retention areas, rain tank or infiltration
21 areas, bio-retention boxes, cisterns and rain
22 barrels, the grass paved area that we talked

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1 about, and sand filters or storm filters.

2 There's a lot of variables
3 involved in storm water management design, and
4 therefore we want to be able to install the
5 appropriate storm water management measure or
6 maybe a future storm water management facility
7 that hasn't been thought of yet for each site.

8 So as each development area that you can see
9 in green, we've located a couple of areas that
10 they are potential for storm water management
11 as each building gets built. And these
12 technologies will be reviewed to determine the
13 appropriate method of storm water management
14 for each site.

15 I'd like to turn it over to Jami
16 in traffic.

17 MS. MILANOVICH: Good evening,
18 Chairman Hood, Members of the Commission. My
19 name is Jami Milanovich with Wells and
20 Associates. We were the traffic consultants
21 for the campus plan that is before you this
22 evening.

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1 We began the transportation study
2 back in September when we met with the DDOT to
3 discuss the scope of the study, the parameters
4 and methodology to be utilized in this study.

5 As a result of the meeting, we agreed to an
6 extensive study area which is shown on this
7 slide.

8 There were eight intersections
9 that we originally proposed to study. We
10 added two that are shown in the yellow at the
11 request of both DDOT and as a result of our
12 meetings with the community.

13 A summary of the key findings of
14 the study are as follows. The increase in
15 enrollment associated with the campus plan
16 will generate 58 a.m. peak hour vehicle trips
17 and 37 p.m. peak hour vehicle trips. It is
18 important to note that these trip generation
19 numbers include the trips associated with the
20 Pelham Hall which is currently under
21 construction.

22 Traffic associated with the

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1 increased enrollment will account for less
2 than one percent of the traffic at all of the
3 study intersections. This increase in traffic
4 would be virtually imperceptible at the study
5 intersections.

6 The shuttle between the Mount
7 Vernon and Foggy Bottom campus is widely used
8 by both faculty, staff and students. The
9 number of shuttle buses will be expanded as
10 necessary during the peak periods to
11 accommodate the increased enrollment. The
12 University will expand its existing TDM and
13 parking management programs to ensure that
14 traffic impacts to the neighborhood are
15 minimized.

16 The reason the impact associated
17 with the Mount Vernon campus is de minimus is
18 in large part because of the TDM program
19 currently employed by the University. These
20 TDM measures include the shuttle bus -- the
21 Vern Express which I described previously that
22 operates between the Foggy Bottom and Mount

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1 Vernon campuses -- they have a zipcar on
2 campus, the University participates in NuRide
3 which is a carpool incentive program, the
4 University offers reduced parking rates for
5 registered carpools, the Mount Vernon campus
6 offers significant bicycle parking, the
7 University has a bicycle loan program, and the
8 University also has a shopping cart loan
9 program which allows students to check out a
10 shopping cart if they're heading over to
11 MacArthur Boulevard to do some shopping so
12 that they don't have to drive their vehicle.

13 In order to enhance the existing
14 TDM program, the University will continue the
15 existing TDM strategies, they will maintain
16 shuttle bus service with a commitment to
17 expand the number of buses as necessary during
18 peak periods, they will provide preferential
19 parking for carpools in the garage, and they
20 will also provide preferential parking for
21 hybrid vehicles.

22 The University also employs

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1 several parking management strategies to
2 ensure the impact to the surrounding
3 communities is minimized. The parking
4 policies currently in place include an on-
5 campus parking restriction policy which states
6 that all GW faculty, staff, students and
7 visitors must park on campus. The policy is
8 available online and is also given to new
9 residents of the Mount Vernon campus so that
10 they're aware of the policy. GW also enforces
11 the no parking on campus streets or on
12 adjacent streets, and they place fliers on
13 vehicles that are found to be affiliated with
14 the University informing them of the policy.

15 In addition to the existing
16 policies, GW will also maintain the ability to
17 reclaim parking spaces on campus that
18 currently are leased by the Lab School. They
19 will also monitor parking annually. When
20 parking occupancy reaches 85 percent, the
21 University will implement additional measures
22 such as increasing the number of parking

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1 spaces by employing attendant parking in
2 garage or potentially restricting freshmen
3 from bringing cars to campus. They will
4 continue to encourage the use of car sharing
5 service by students, and they will monitor the
6 demand for the car sharing service should it
7 become necessary to increase that in the
8 future.

9 In conclusion, the University's
10 commitment to transportation demand management
11 and parking management programs significantly
12 reduces auto-oriented trips to and from the
13 Mount Vernon campus. As such, increases in
14 traffic associated with the campus plan will
15 have a negligible impact on the surrounding
16 area.

17 With that, I'd like to turn it
18 over to Carl Elefonte to discuss the Ames
19 building.

20 MR. ELEFONTE: Good evening,
21 Chairman Hood and Commissioner Members. My
22 name is Carl Elefonte. I'm a principle with

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1 Quinn Evans Architects here in Washington,
2 D.C. And I'm serving as the design principle
3 for the renovation and addition project for
4 Ames Hall.

5 Ames Hall is located on Academic
6 Building Site A4 on the Mount Vernon campus
7 master plan. To the north is the central
8 campus quadrangle. To the southeast is the
9 softball field. To the east is Summers Hall.

10 And to the west are the tennis courts, soccer
11 field, parking garage, clock tower and a
12 walkway connecting to the Pelham Hall project
13 which is about completed.

14 Next slide, please.

15 This site diagram shows the
16 existing footprint of Ames Hall in gray, and
17 the proposed footprint in brown. The current
18 square footage -- zoning gross square footage
19 -- is 18,879 square feet. The proposed new
20 building would be 45,765 zoning gross square
21 feet which is a net increase of 26,886 gross
22 square feet.

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1 Next slide, please.

2 These photographs are of the
3 existing Ames Hall viewed from the quadrangle
4 to the north. And at the top of the campus is
5 a steeply, sloping site.

6 Ames Hall is a two-story building
7 with one basement level. It has brick masonry
8 exterior walls, rows of punched double-hung
9 windows and hipped slate roof. There is a
10 terrace nestled between the east and west
11 wings of Ames Hall overlooking the quad.

12 Next slide, please.

13 Ames Hall will serve as a
14 crossroads linking the campus together.
15 Building entrances will occur on all four
16 faces of the building and all levels except
17 for the top floor. Ames Hall will be the
18 first building constructed to reorient it to
19 the Mount Vernon campus proposed Whitehaven
20 Parkway entrance. This view shows a photo
21 montage of the proposed Ames Hall addition
22 viewed from the campus entrance from

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1 Whitehaven Parkway.

2 Next slide, please.

3 This is the proposed west
4 elevation showing the existing Ames Hall
5 building to the left and the proposed addition
6 stepping to the right. The addition to Ames
7 Hall is designed to take advantage of its
8 sloping site, which drops more than 30 feet
9 from the quad.

10 The top two floors of the proposed
11 addition generally align with the floors of
12 the existing building. And the eave of the
13 proposed main roof aligns with the existing
14 roof.

15 The first basement is somewhat
16 lower than the elevation of the existing
17 basement. Two basement levels step down the
18 slope below the level of the existing
19 basement.

20 Ames Hall remains a student
21 service center adjacent to the central
22 academic quad on the Mount Vernon campus

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1 continuing to provide the student mailroom and
2 small cafe. Most of the space in the proposed
3 Ames Hall will contain academic spaces
4 including a variety of classrooms, seminar
5 rooms and other study rooms. Ames Hall will
6 also contain faculty offices for two academic
7 units and other support spaces for the Mount
8 Vernon campus, most notably the offices for
9 the campus police.

10 Next slide.

11 This view shows a photo montage of
12 the proposed Ames Hall viewed from the
13 softball field. Facing north onto the central
14 academic quad, the existing Ames Hall building
15 will continue to frame the south edge of the
16 quad. The proposed renovations and addition
17 will not significantly alter the current
18 condition.

19 The overall architectural approach
20 for the proposed addition is to establish
21 compatibility with the existing campus
22 architecture while also differentiating the

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1 new construction. It is designed following
2 the campus master plan guidelines noted
3 earlier.

4 To reiterate those, the character-
5 defining design elements of the existing
6 campus are buildings constructed with brick
7 walls and articulated massing forming bars, Ls
8 and Us ranging from two to four stories in
9 height.

10 Most roofs are pitched with either
11 slate or metal roofing. Most roof forms are
12 hipped with some gabled and mono-pitch roof
13 elements around the campus.

14 There's a wide variety of
15 fenestration ranging from rows of punched
16 windows, mostly in the residential buildings,
17 to clusters of larger windows and projecting
18 bay windows.

19 The proposed addition to Ames Hall
20 establishes compatibility by articulating the
21 building into a series of brick-clad blocks at
22 a heightened scale consistent with the

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1 existing and surround buildings. Capping the
2 main building block is a hipped, pitch roof,
3 stepping the height of the building down to
4 the south as the addition steps down the
5 sloping site.

6 I've brought a sample board with
7 me illustrating the exterior materials if
8 you're interested in seeing them. A photo of
9 the sample board is included in the packet of
10 the revised Ames Hall drawings.

11 Their proposed exterior material
12 pallet consists of brick in a tone somewhat
13 lighter and less red than the existing
14 building. You can see that there are many
15 brick colors used on the campus and all
16 falling into the mid to dark, red to brown
17 range.

18 Roofing of the sloped roofs will
19 be a synthetic slate. Accent panels and other
20 accents will be exposed elements -- pre-cast
21 concrete elements, I should say.

22 The design is shaped by

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1 sustainable design considerations as well.
2 The existing Ames Hall building is retained
3 and upgraded to meet contemporary performance
4 standards. The hipped roof forms of the Ames
5 Hall building are reflected with roofs that
6 project beyond the walls below shading the top
7 story windows where offices requiring closely-
8 spaced windows are located. Windows at the
9 academic spaces are provided in larger
10 clusters to harvest daylight for the building
11 interior.

12 Next slide, please.

13 This slide shows a roof plan of
14 the existing Ames Hall and proposed addition.
15 And it includes the existing hipped slate
16 roof of Ames Hall at the top of the slide, the
17 proposed atrium roof separating the main block
18 of the addition from the existing building,
19 the synthetic slate hipped roof over the main
20 block of the building, the penthouse which is
21 in the middle of that area on the main block
22 containing both the mechanical equipment and

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1 elevator overrun penthouses. The roof over
2 the south wing is comprised both of a hipped
3 synthetic slate perimeter and a vegetative
4 green roof covering most of the south wing.

5 The scale of the proposed addition
6 is designed to be compatible with existing
7 Ames Hall and campus setting resulting in a
8 narrow block where the penthouse is located.
9 Therefore, the required one-to-one setback
10 within that building block for the roof
11 structure is not achieved.

12 By working with the Office of
13 Planning staff, alternatives were considered
14 to optimize the location, size, shape and
15 treatment of the proposed penthouse. The
16 proposed penthouse shown here in a revised
17 drawing and in the revised drawing packet that
18 you have reduces the width and height of the
19 previously proposed penthouse substantially.

20 In their report, the Office of
21 Planning staff noted the possibility that we
22 would be seeking relief for the number of roof

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1 structures proposed. With the revised
2 penthouse shown, that is not required here.

3 This concludes my testimony.

4 Thank you.

5 MR. AVITABILE: All right. Thank
6 you.

7 Thank you for your time this
8 evening. As we conclude, I just wanted to
9 take some time to address outstanding issues
10 in some of the agency reports.

11 First regarding the ANC 3-D
12 report, as shown in our proposed conditions
13 and implementation schedule that we submitted
14 at the opening of the hearing, we've
15 integrated all of the ANC's requests with some
16 minor changes except for one regarding
17 enrollment.

18 ANC 3-D had proposed phasing in
19 the proposed enrollment increase essentially
20 to give I think the ANC the ability to monitor
21 the impact of the students incrementally. The
22 University, however, continues to request the

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1 proposed increase of 15 percent on a headcount
2 basis and ten percent on an FTE basis
3 immediately upon approval.

4 As the Commission is aware, the
5 Court of Appeals has recently reminded us that
6 student enrollment caps approach the limits of
7 what's permitted under the zoning regulations
8 because they intrude on the University's
9 educational mission. Because of this, they
10 should only be imposed to the extent that
11 they're necessary to prohibit the
12 objectionable impacts under Section 210.

13 Here the ANC has not demonstrated
14 that the proposed 15 percent increase would
15 actually impose any objectionable impacts.
16 And so there's no basis to lower the
17 University's requested cap.

18 I would also note that the BZA
19 recently rejected a similar request by ANC 3-D
20 for a lower enrollment cap for a nearby
21 private school for the same reasons
22 essentially. You can't just impose a lower

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1 cap just because you want to monitor how the
2 enrollment is phased in.

3 Regarding the OP report, we
4 reviewed OP's requested conditions, and with
5 some minor changes we have adopted all of
6 these conditions. And they're in those
7 conditions and the implementation schedule
8 that are before you.

9 And then finally regarding the
10 DDOT report which the Commission I'm sure
11 received, as discussed earlier, GW has
12 integrated a number of significant
13 improvements into this campus plan that will
14 improve pedestrian mobility and safety within
15 and around the campus.

16 Most significantly, the University
17 will install a new sidewalk along its
18 Whitehaven Parkway frontage. The University
19 had initially proposed the sidewalk just from
20 its primary Whitehaven entrance down to
21 Foxhall Road. But at DDOT's request, we
22 expanded that to also include a second

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1 sidewalk segment from the secondary Whitehaven
2 entrance to the campus' western boundary which
3 creates a continuous sidewalk from Foxhall all
4 the way to the edge of the campus. And this
5 is really I think an important part of GW's
6 effort to continue to strengthen the
7 Whitehaven entrance as the primary entrance to
8 the campus.

9 As Jami Milanovich had discussed
10 earlier, GW also operates an aggressive TDM on
11 the Mount Vernon campus that has and will
12 continue to manage the traffic and parking
13 impacts of the proposed University use. And
14 as Jami mentioned, the University provides the
15 Vern Express Shuttle which provides direct
16 express service between the two campuses, the
17 University has somewhere between 83 and 97
18 bicycle parking spaces available on the campus
19 both inside and outside of buildings once
20 Pelham comes on line, and also offers a bike
21 loan program for students who don't own a
22 bike, the University has that relatively novel

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1 shopping cart loan program so that students
2 can walk down to the Safeway to get their
3 groceries, the University subsidizes the
4 provision of a zipcar on campus, and the
5 University proposes and runs a carpool
6 program.

7 This is a very aggressive TDM
8 program that truly promotes a car-free diet
9 for students. And this is evidenced by the
10 fact that there are only a handful of students
11 that bring cars to this campus.

12 And as an aside -- but I think
13 it's an interesting one -- GW's policies here
14 have even encouraged some of the nearby
15 residents to follow suit, and they now use the
16 Vern Express to get to and from work as well.

17 We think that some of DDOT's
18 additional TDM suggestions that they proposed
19 in their report are good ideas. And going
20 forward, the University will continue to
21 explore whether they could be added to its
22 already robust program. However, DDOT hasn't

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1 provided any evidence that its recommendations
2 must be added in order to remedy any
3 objectionable traffic or parking impact.
4 Therefore, the University declines to adopt
5 DDOT's additional recommendations at this
6 time.

7 And with that, I think we conclude
8 our presentation. And we are happy to answer
9 any questions the Commission may have.

10 CHAIRMAN HOOD: Thank you very
11 much, Mr. Avitabile.

12 I just have two quick questions.

13 Ms. Milanovich, you mentioned that
14 you were going to reclaim the parking spaces
15 for Lab School. And I'm trying to remember
16 and I didn't sit on that case. But I think
17 they just had a case in front of the BZA or
18 sometime back. And I was just wondering if
19 those parking spaces were already accounted
20 for under that order. And I'm just curious
21 because I heard you say you're going to
22 reclaim the parking spaces or something

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1 dealing with Lab School.

2 MS. MILANOVICH: Currently the Lab
3 School leases some parking spaces in the GW
4 garage. And all we're saying is that they
5 need to maintain the ability to reclaim those
6 in the future should they ever need them.

7 CHAIRMAN HOOD: Okay. So you're
8 not going to reclaim automatically --

9 MS. MILANOVICH: That's correct.
10 Only if they would come to a situation where
11 they would need more parking spaces for their
12 own use.

13 CHAIRMAN HOOD: Okay. And my next
14 question is more of being nosy. My days are
15 numbered so it doesn't matter what questions I
16 ask now.

17 Ms. O'Neil, have you always been
18 the Senior Associate Vice President?

19 MS. O'NEIL: I have been -- my
20 title has changed a number of times over the
21 years. I've held that title since April of
22 2009.

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1 CHAIRMAN HOOD: Well,
2 congratulations.

3 MS. O'NEIL: Well, thank you.

4 CHAIRMAN HOOD: All right. That's
5 all the questions I have. I'll open it up to
6 my colleagues for any questions.

7 COMMISSIONER MAY: I just wanted
8 to follow one line. The Lab School spaces,
9 are they actually required for zoning purposes
10 for the Lab School to meet their zoning?
11 Don't know?

12 MS. MILANOVICH: I'm sorry. I
13 don't know that.

14 COMMISSIONER MAY: Okay. It'd be
15 helpful to know that -- to know how that
16 relates. And if somebody in the audience
17 actually knows the answer to that, we'd be
18 happy to hear what they have to say when the
19 time comes. But if you could find that out
20 for us ultimately, I think I'm curious about
21 that.

22 Also, it was mentioned --

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1 MR. AVITABILE: Actually, if you
2 want, we can answer that question about the
3 Lab School spaces now.

4 COMMISSIONER MAY: Okay.

5 MR. AVITABILE: As I understand
6 it, for Lab School now on an interim basis
7 until Lab School has the opportunity to build
8 some new parking on its own campus. And I
9 think that application is going to be pending
10 in the near future.

11 COMMISSIONER MAY: Soon they will
12 probably build the spaces on their campus so
13 that that they won't need these?

14 MR. AVITABILE: That's correct.

15 COMMISSIONER MAY: Okay. And I
16 assume that you wouldn't take them away while
17 they're still needed? That's a head movement.

18 I'm not getting a clear message. I'm sorry.

19 All right. Very good. We don't
20 want to solve one problem and create another.

21 Did I understand correctly that
22 the neighbors get to use the Vern Express at

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1 no charge?

2 MS. O'NEIL: Yes, that's correct.

3 COMMISSIONER MAY: That's very
4 nice.

5 Now, Mr. Avitabile, you made the
6 case that ANC 3-D's proposal for the phased
7 increase is not something that would be
8 required or something that could be required
9 simply for the sake of monitoring it. But
10 that is something that the University could
11 agree to on its own, is it not?

12 MR. AVITABILE: The University
13 could agree to that. But the University does
14 not at this time.

15 COMMISSIONER MAY: Okay. And just
16 out of curiosity, as I understand it, the 2000
17 plan never reached the cap there, is that
18 right?

19 MR. AVITABILE: I don't believe it
20 reached the cap though it did come close both
21 on a headcount and on an FTE basis. I think
22 another consideration is that the Pelham

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1 dormitory is going to come online I believe
2 this fall and add 287 new residents to the
3 campus. So when you're looking at that chart
4 that was in our presentation and you add 287
5 to that, you see we again start to come very
6 close to our numbers.

7 COMMISSIONER MAY: The current cap
8 or the proposed new cap?

9 MR. AVITABILE: The current cap.

10 COMMISSIONER MAY: The current
11 cap. Okay.

12 And when do you actually project
13 that you'll meet or that you'll need that new
14 cap or a cap beyond what ANC 3-D would like
15 you to have?

16 MS. O'NEIL: With the addition of
17 the Pelham Building, we will be nearing or at
18 the current 1500 cap. With the addition of
19 the Ames Hall project to the campus, the
20 additional classroom space and the additional
21 capacity for students on the campus, we
22 envision at that point we will exceed the 1500

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1 cap and quickly approach the ANC's number.
2 And the University is concerned about being in
3 a position of exceeding that number and hence
4 our request to have the 15 percent increase in
5 headcount and ten percent on an FTE basis.

6 COMMISSIONER MAY: And when do you
7 project that you'd actually build the Ames
8 Hall?

9 MS. O'NEIL: We would seek to
10 begin constructing the project immediately
11 upon approval of this campus plan and the
12 migration of the functions that are currently
13 in Ames which will move to the new Pelham
14 Building. So as early as this fall.

15 COMMISSIONER MAY: Okay. All
16 right. I don't think I have a lot of
17 questions about the plan overall of those few
18 small points.

19 I do have a couple of comments
20 about the relief required for the penthouse.
21 And I'm not sure that there really are answers
22 to this. I mean, I see how the penthouse has

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1 evolved from its original form. And I think
2 it has clearly improved over the sequence of
3 iterations. But I think that there's one
4 image in particular which I think is a great
5 concern. And I'd love to comment on the
6 entirety of the architecture of the building.

7 But given that this is just a campus plan and
8 penthouse relief, I will restrain myself and I
9 won't even ask to touch the materials board,
10 which I normally do.

11 But there's the image that gives
12 us the entry from Whitehaven that shows the
13 proposed front of the Ames Building, or that
14 side of the Ames Building. I guess the
15 original building would still be the front.
16 There we go. That one. No. Yes, that image.

17 And it doesn't show up that well
18 where it's washed out like this. But in the
19 version that we have, the penthouse really
20 looks like a very foreign object in that roof.

21 And I imagine that's one of the issues that
22 you're struggling with from a design

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1 perspective. And I'm just wondering if there
2 is further work that needs to be done -- no,
3 I'm sorry -- not wondering. I'm sure there's
4 further work that needs to be done to make it
5 have a purpose to be there.

6 I mean, it seems like it's just a
7 big, blank gray box jutting out of the roof of
8 an otherwise perfect form. And it is a very
9 perfect form. And I guess this is part of the
10 problem of pitched roofs -- particularly
11 pitched roofs on buildings with relatively
12 large floor plates and a steep roof, and you
13 wind up with a lot of roof. It'd be a
14 different thing if the angles were different
15 or if you had more flat roof. And maybe some
16 component of this building really does need to
17 have a flat roof in order to handle that
18 penthouse. I'm not sure.

19 I don't want to disagree with
20 whatever advice you'll be getting from the
21 Office of Planning. And I have no problem
22 with the concept that the relief is needed

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1 given the footprint that you're dealing with
2 or the nature of the building that you're
3 dealing with. I think it's pretty clearly
4 needed. But I don't think that you have the
5 right solution yet design-wise. And I'm not
6 sure there's anything you can do to answer
7 that comment.

8 I just would say that it's not
9 there yet particularly given this perspective
10 because I think this is a very, very important
11 view once the shell trailer gets out of the
12 way and you've got the nice gate in place.
13 But it will be a really nice view. And it
14 just is so prominent -- this big gray blank
15 facade.

16 So I don't know if you want to say
17 anything to respond to that.

18 MR. ELEFONTE: Just that I
19 appreciate the comments. I'm not wondering
20 how in the world you could have ever made
21 those comments.

22 COMMISSIONER MAY: I could only

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1 imagine what a struggle it's been because it
2 seems like it's a very, very big penthouse on
3 a building that's too small for it. Maybe the
4 answer is that part of the building actually
5 has to be taller, and more of the footprint of
6 the building needs to be on another floor or
7 something. I don't know. I'm not sure how
8 you work it out. But something's not quite
9 right yet.

10 MR. ELEFONTE: Two quick
11 observations. One is that literally making it
12 more prominent was in response to one of the
13 comments we had from staff. So it literally
14 went in that direction to respond to that
15 comment.

16 But the second is that we've
17 looked at a number of alternatives where it's
18 really long and narrow. And I think that we
19 all feel that a solution like this that breaks
20 up the ridge of the existing roof -- excuse me
21 -- of the proposed roof so that it's two
22 blocks instead of one is actually very

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1 helpful. And what it leaves us with then is
2 the need to solve the architect tonics of the
3 penthouse itself.

4 COMMISSIONER MAY: Yes. I would
5 say that's generally right. At least looking
6 at the long versions of the penthouse that
7 were in the previous drawings, that's pretty
8 clear. And I think the idea of it being a
9 relatively compact form that breaks up the
10 mass I think is also a good direction.

11 But there's not enough stuff there
12 to show that it has some purpose to be there.

13 It needs to have some purpose not just
14 mechanically, but visually. And it's just not
15 there yet.

16 So good luck. I hope to see new
17 versions of that. So, thanks.

18 CHAIRMAN HOOD: Any other
19 questions? Commissioner Turnbull?

20 COMMISSIONER TURNBULL: Thank you,
21 Mr. Chair.

22 I want to thank you for an

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1 excellent presentation on your campus plan. I
2 think there's a lot of outstanding elements in
3 it.

4 I have a question -- a couple of
5 questions. One of them is in page eight of
6 your Exhibit 2 when you talk about measuring
7 heights. We talk about you're limited to 90
8 feet, but then you go through this whole --
9 "For campus planning purposes, the University
10 has portrayed the height of both existing
11 buildings based on a measurement from the
12 building front to the top of the roof
13 inclusive of architectural embellishments for
14 enclosures, mechanical equipment and
15 penthouses. While this is not the methodology
16 used to formally calculate height under the
17 zoning regulations, this approach to height
18 measurement has been used in order to provide
19 the community with a more clear understanding
20 of the height of the proposed buildings. All
21 buildings, of course, will comply with the
22 District's zoning regulations."

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1 So I guess I'm wondering. On a
2 lot of your sections, it's hard to really read
3 what the height is.

4 MR. AVITABILE: Right.

5 COMMISSIONER TURNBULL: I see
6 elevations, but it's hard to know where zero
7 is so you know exactly if it's 90 feet or not.

8 So I just feel it looks like they're all
9 under 90 feet.

10 MR. AVITABILE: Oh, absolutely.

11 COMMISSIONER TURNBULL: It looks
12 like they're all under 90 feet.

13 MR. AVITABILE: The tallest
14 building is 60 feet, and that's 60 feet
15 including the penthouse.

16 COMMISSIONER TURNBULL: And I can
17 understand your concern about letting the
18 neighbors know exactly what you're trying to
19 do. But I would just suggest that in the
20 future as you're setting it in for the Zoning
21 Commission, at least give us that benefit of
22 the doubt for that height measurement. I

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1 understand where you're coming from. But it's
2 just nice to go back and look at it the other
3 way too.

4 MR. AVITABILE: Absolutely.

5 COMMISSIONER TURNBULL: The noise
6 issue with the soccer field, and I think
7 Marsha Lea was talking about that. Is there a
8 berm or how are you accommodating the noise
9 issue going on the street?

10 MR. BELL: Do you want to go to
11 the site plan?

12 MS. O'NEIL: I can respond.

13 In response to the request from
14 our neighbors across W Street, the University
15 has agreed to build a ten-foot wall -- a
16 sound-attenuating wall on the north side of
17 the soccer field -- to help remediate the
18 sound.

19 COMMISSIONER TURNBULL: Is that
20 brick?

21 MS. O'NEIL: Yes. It's a brick-
22 like. It appears to be brick. It's not an

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1 entirely brick wall however.

2 COMMISSIONER TURNBULL: Okay. The
3 fence material? Wrought iron or cast aluminum
4 or something? The fence looks like a wrought
5 iron or some kind of metal variation of that.

6 MS. O'NEIL: On which? I'm sorry.
7 On which drawing?

8 COMMISSIONER TURNBULL: Well, no.
9 You talked about the fence around the whole
10 campus. And then the last one where you're
11 showing on Whitehaven, it looked like the
12 fence was -- the gate -- it looked like it was
13 wrought iron, which I assume is matching
14 what's on the campus.

15 MS. LEA: The campus now has a
16 chain-link fence for the most part.

17 COMMISSIONER TURNBULL: Nice.

18 MS. LEA: What we're proposing is
19 an ornamental picket fence at the gates only
20 and probably a vinyl-clad chain-link fence in
21 the landscape which tends to disappear more
22 than a picket fence does when it's placed

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1 within the landscape which is what we're
2 proposing, not in front of the landscape.

3 COMMISSIONER TURNBULL: Okay. But
4 you're not replacing all the fences --

5 MS. LEA: No.

6 COMMISSIONER TURNBULL: -- around
7 the campus? Just areas that are devoid of
8 them now?

9 MS. LEA: Primarily along Foxhall
10 where the fence is out at the curb. We're
11 pulling that back and embedding it into the
12 landscape. But we're not suggesting that the
13 fence on the west side of the property be
14 replaced.

15 COMMISSIONER TURNBULL: Okay.
16 When you were talking about the storm water
17 management and zero impact, what percent of
18 the storm water are you managing? Is there
19 going to be -- even though the street's been
20 repaired. I remember it seems like years ago
21 when we talked about on W Street with the
22 impact down the street, the neighbors were

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1 concerned about the water and it backed up or
2 whatever. Run off is still going to be going
3 in there.

4 MR. OLIVER: Correct.

5 COMMISSIONER TURNBULL: But what
6 percentage do you feel you're retaining of the
7 whole site?

8 MR. OLIVER: What we're going to
9 do is look on a case-by-case basis.

10 COMMISSIONER TURNBULL: Okay.

11 MR. OLIVER: Each building, we're
12 going to assume that is its own site, if you
13 will, and look at what different types --
14 depends on the type of construction of the
15 building whether or not we can put a green
16 roof in it, whether or not the soils are
17 infiltratable. So that's why we kind of left
18 it a little bit open so that we can kind of
19 pick and choose depending on what site
20 constraints we have.

21 COMMISSIONER TURNBULL: Okay.

22 MR. OLIVER: But the zero impact

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1 would be you would not be able to increase the
2 peak runoff from that particular site.

3 COMMISSIONER TURNBULL: How about
4 on the new proposed A4 building -- Ames
5 addition? How about that? You show the green
6 on one of your diagrams. It showed a green
7 stretch there. Is that being used?

8 MR. OLIVER: That's an area I
9 would assume we're probably going to end up
10 with sand filter just because of the
11 topography in the street. I doesn't really
12 lead itself well to a bio-retention area or a
13 rain garden. So actually --

14 COMMISSIONER TURNBULL: So you're
15 never really going to use any like cisterns
16 trying to recycle groundwater for sprinklers?

17 MR. OLIVER: We could look at that
18 potential for each site as it's brought on.

19 COMMISSIONER TURNBULL: Okay. So
20 you really haven't got any definitive --

21 MR. OLIVER: Correct. We want to
22 leave the options open because like I said if

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1 some of the soils don't infiltrate, then you
2 don't want really want to do an infiltration
3 site. You don't want to do a bio-retention
4 area.

5 COMMISSIONER TURNBULL: Right.

6 MR. OLIVER: It may lend itself to
7 a different type of storm water management.

8 COMMISSIONER TURNBULL: You're
9 going for a LEED certification on the
10 buildings? Just certification? Are you going
11 to silver or right now just shooting for
12 certification?

13 MS. O'NEIL: Our commitment in the
14 campus plan for LEED certification. As we've
15 done in the past, the University has set a
16 baseline commitment and sought to overshoot
17 that commitment with new buildings. For
18 example, on the Pelham Building, we had
19 committed to a minimum of 16 LEED points on
20 that project.

21 COMMISSIONER TURNBULL: Okay.

22 MS. O'NEIL: And it is currently

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1 tracking at LEED gold.

2 COMMISSIONER TURNBULL: Very good.

3 Let me look down my list here.

4 On the student count issue, I
5 guess going back to that Exhibit 2 -- if this
6 was at Foggy Bottom, we'd have a lot more
7 questions coming from the audience, I'm sure.

8 But under 6.2.4 -- and I see Ms.
9 Gates is in the audience, so I'm sure she
10 would have been raising her hand. I'm just
11 curious about the number. When you talk about
12 the different ways of doing this, if this was
13 Foggy Bottom, I'm sure we'd have people saying
14 you're hiding something. I don't mean to
15 discredit what's going on at Foggy Bottom, but
16 what is your methodology? Why did you
17 approach it this way for this campus?

18 MS. O'NEIL: With respect to the
19 daily and semester counts specifically, is
20 that the onus of your question?

21 COMMISSIONER TURNBULL: Yes.

22 MS. O'NEIL: Yes. The University

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1 has historically counted students on this
2 campus on a daily basis -- the number of
3 students that can be enrolled in a course on a
4 daily basis. At the beginning of the planning
5 process, the University sought to change that
6 to a semester basis which is comparable to how
7 we report for regulatory IPEDS, various
8 different reportings on our enrollment. Based
9 on our dialogue with the community and the
10 ANC, we've withdrawn our position on that and
11 are comfortable moving ahead counting on a
12 daily basis moving forward with the enrollment
13 increases that we discussed.

14 COMMISSIONER TURNBULL: Well, I
15 don't see a breakdown. But I just remember
16 when we were back at Foggy Bottom, you had to
17 list how many workers, how many temporary
18 people, who was classified as a full
19 professor, who was a full-time FE. I don't
20 see that kind of a nitty gritty breakdown here
21 although as I say it was done previously at
22 the other campus.

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1 MS. O'NEIL: We have a slightly
2 simpler methodology at the Mount Vernon
3 campus. Every student who is a resident of
4 that campus is counted as both one on a
5 headcount basis each and everyday of the week,
6 and one on a full-time equivalency basis each
7 and everyday of the week. Students who are
8 not residents of the campus are counted based
9 upon their course load at the campus, if they
10 come to campus and take one course they are
11 counted as one on a headcount basis, and in
12 most cases it would be one quarter of a
13 student on a full-time equivalency basis.

14 COMMISSIONER TURNBULL: Oh, okay.

15 MS. O'NEIL: So it's the summation
16 of those two elements that make up the campus
17 population count on the campus.

18 COMMISSIONER TURNBULL: Now do you
19 report those numbers to the ANC then on an
20 annual basis? Or what do you --

21 MS. O'NEIL: We had not
22 previously, though we --

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1 COMMISSIONER TURNBULL: Okay. I'm
2 just curious.

3 MS. O'NEIL: -- though we have
4 proposed --

5 COMMISSIONER TURNBULL: You do at
6 Foggy Bottom I think.

7 MS. O'NEIL: Yes. We report twice
8 a year at Foggy Bottom.

9 COMMISSIONER TURNBULL: As I say,
10 this hearing is a little different than if it
11 was Foggy Bottom.

12 MS. O'NEIL: We have proposed to
13 provide that information to the community each
14 fall in November under this campus plan.

15 COMMISSIONER TURNBULL: Okay.
16 Thank you.

17 I guess I'd like to just pick up
18 then on a line of questioning that Mr. May had
19 been going and dealing with Building A4, the
20 Ames addition.

21 And I grew up in Oak Park,
22 Illinois which is prairie school capitol of

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1 America. And this building would fit in very
2 well. The linear ribbon windows, the
3 overhang, the massing is very -- well, to me
4 it seems very prairie school. But it fits in.
5 There is a nice blend to it.

6 But I would echo Mr. May's concern
7 that the penthouse -- and I like this
8 building. I think there's an elegant solution
9 here working. And I like the ribbon windows
10 and I like the overhang. I like the
11 detailing. But I think -- and it's whether
12 it's that one shot that you showed before from
13 Whitehaven Parkway, or what's more telling is
14 the view across the softball field. And it
15 looks like somebody just whited out something.

16 It looks like something was erased, that we
17 weren't sure what we were doing, or how to
18 deal with this element in this wonderful roof
19 and this roofline with the windows.

20 And you almost want to have some
21 type of detailing up there. You'll either
22 want to just either continue the line across

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1 where the roof is or you want to do something
2 to make it seem a little bit more horizontal.

3 It just seems that it's missing something to
4 complete it. I think that that elevation
5 looks -- I like the massing of that building.

6 But I think the penthouse just leaves it --
7 it's like you're still thinking about it and
8 you haven't really finalized it.

9 And as I say, with the details
10 that you've got, I think you could find an
11 element in there that you maybe repeat or at
12 least the linearity of it that might help take
13 away from the fact that it just seems to be
14 standing there by itself. It's almost
15 independent.

16 And anyway, I'm just throwing that
17 out there. It just seems like as Mr. May said
18 that there's just something missing there.

19 MR. ELEFONTE: The Commission
20 Members are extremely perceptive about the
21 state of the penthouse design. I mean, this
22 has been a conversation that's been going on

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1 over the last couple of weeks with staff.

2 Again, I would just reiterate what
3 I said before that there were many linear
4 techniques that were used including the
5 previous one which completely hid the
6 penthouse from the south elevation. You
7 couldn't see it at all. It was completely
8 contained beyond the ridge of the roof on the
9 other side -- the north side. So it was
10 almost invisible.

11 But what it resulted in was an
12 uninterrupted south roof. And in the opinion
13 of staff -- and actually I would concur with
14 that opinion -- it actually improves the
15 massing of the building to interrupt that
16 roofline with the penthouse.

17 Now the question is what should
18 the detail of the penthouse be so that it's
19 not a whited out element which your comment is
20 well taken. And so I think that the basic
21 gesture -- it's actually I really appreciate
22 the input from staff. I think it's helped by

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1 breaking up that roof form, and that it is
2 exactly as you described it. It's a
3 placeholder.

4 COMMISSIONER TURNBULL: Well, I
5 think it's a wonderful place for a very
6 elegant building. I think it's really going
7 to stand out when it's complete. But I just
8 think that some of the detailing that you've
9 got -- I mean, again, what we're seeing here
10 is a very stages of this and the drawings I
11 know are not complete. But from what we're
12 looking at, it does fit in with my comments
13 being prairie school or not. I think there's
14 an aspect to it that really fits in. I just
15 think that it would really set this campus off
16 in this corner. But it's one of those God is
17 in the details. And that penthouse just needs
18 a little something.

19 But I think as it is, you're going
20 in the right direction. Thank you.

21 CHAIRMAN HOOD: Okay.
22 Commissioner Schlater?

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1 COMMISSIONER SCHLATER: Thank you
2 very much, Chairman Hood.

3 And thank you to the Applicant for
4 all the leg work you did leading up to this
5 hearing tonight. It makes it a lot easier on
6 us when you've had many, many meetings with
7 the community and worked out the issues before
8 you've got here. And I think it sounds like
9 most of those issues have been worked out.

10 We do have one party who's
11 concerned about the A1 building. I guess I
12 have two questions on the A1 building.

13 Have you had discussions with this
14 particular party? And could you maybe talk
15 about some of the concerns that have been
16 raised regarding height and location of the
17 building?

18 MS. O'NEIL: I'll answer the first
19 component and then perhaps Matt can talk about
20 height of the building.

21 With respect to discussions with
22 Mr. Pashaian, we have not discussions with him

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1 about this. I received an email yesterday
2 evening on the topic. But we had not
3 previously discussed this matter during any of
4 those community meetings or throughout the
5 process.

6 I do know, however -- and Matt can
7 expound on this -- that we did a lot of work
8 during the process on the massing of that
9 building, the height of that building, the
10 setback that's proposed on that building. And
11 perhaps Matt can expound a bit on that.

12 MR. BELL: Yes. This is an
13 exhibit we showed before.

14 This is A1. And what we have is a
15 little bit washed out. We have the heights --
16 the tallest point of the building is on W
17 Street along on the campus here, and also what
18 we're proposing. So 320 is what we're
19 proposing which would be at its tallest point
20 shorter than the Eckels Library.

21 And we spent -- you're perceptive
22 in asking the question because we did spend a

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1 lot of time on this corner looking at this,
2 both in terms of the building and also in
3 terms of landscaping.

4 One thing I would hasten to point
5 out as well is we're not asking for any
6 changes to the existing boundaries. So this
7 is 60 feet, and then it increases to 90 on the
8 corner. So that is a healthy amount of
9 setback there for a mature and growing
10 landscape.

11 Maybe I could ask Eric -- and you
12 can see -- okay -- what we're showing is where
13 the outline of it might be -- and then we're
14 showing the footprint based upon what we're
15 saying is the massing of the building as it
16 stands right now.

17 Maybe Eric, you could go to the
18 exhibits that we didn't show because we did
19 bring them tonight -- some exhibits we shared
20 with the community to talk about the height
21 here and to make it clear how this would be
22 understood in several different ways.

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1 Yes. Let's go to the first one
2 there. That one. Yes.

3 These are two section drawings
4 you're going to see. One is an elevation
5 drawing. The first one's an elevation drawing
6 I believe pretty much along Foxhall there
7 looking west. And you'll be able to see the
8 relative degree of the height of A1 relative
9 to the library and the street and the
10 buildings across the street. And then we have
11 a section through that to show the relative
12 massing within the building as the topography
13 of the campus changes to the west.

14 So here's what you can see in this
15 elevation/section along Foxhall Road. Here's
16 Eckels Library -- the highest point there.
17 Okay? This is A1. Note it's lower as we're
18 showing here. And then this is the elevation
19 of the highest point of this building on the
20 corner -- 311 there -- with the campus fence
21 there. The closest edge we're showing of this
22 building A1 is 190 feet from the residential

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1 property at that corner.

2 We're showing as well the various
3 elevations here for clarity's sake, as well as
4 I believe this shows -- I can't quite read the
5 dimensions there -- oh, yes -- 30 feet here
6 for this lower portion which we're calling the
7 setback to the point at which the roof can
8 occur for the mechanical system there. And
9 then showing this -- 48 feet there. So at 30
10 feet plus 18 feet of a mechanical penthouse
11 there.

12 Next slide.

13 This is a section through the
14 campus out to the W Street. And this shows
15 the same information in a slightly different
16 rendition. Because you'll note number 1 --
17 here's W Street -- the topography falls as it
18 comes down because the building's sitting
19 lower automatically there to begin with.

20 So here's 311 on the corner.
21 There's the campus fence -- again, 190 feet
22 away.

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1 Now the crucial thing, the design
2 guideline says 40-foot setback from that
3 northern face there. So what we're doing is
4 what you would see here, and we would have a
5 picture -- if this is an occupiable floor --
6 but we could have dormers and other kinds of
7 things there and windows that would be useful
8 in letting light into that building. But what
9 we're showing is a 40-foot setback there to
10 step the massing back away from that corner.

11 And we really feel that this does
12 a very sufficient and good job of minimizing
13 that impact of making sure that we have a
14 generous amount of area there for planting and
15 landscape -- those two exhibits do.

16 COMMISSIONER SCHLATER: Are those
17 design guidelines part of the plan package?

18 MR. BELL: Yes. It's mentioned
19 specifically the setback from the north side
20 -- the 40 feet.

21 MR. AVITABILE: Commissioner
22 Schlater, I think in Exhibit O of Exhibit 2.

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1 And tonight we submitted an updated version
2 that also includes the condition about design
3 of restructures that OP had requested. So you
4 should have it both in the book Exhibit O, and
5 then in the additional pieces of paper that
6 were handed out tonight.

7 COMMISSIONER SCHLATER: The
8 mechanical penthouse is set back 40 feet. Is
9 that --

10 MR. AVITABILE: Yes, that's it.

11 MR. BELL: It's in there.

12 COMMISSIONER SCHLATER: So how
13 does this A1 building compare in height to the
14 previously approved campus plan?

15 MR. BELL: In this corner, I
16 believe, you would have had 40 feet plus an
17 18-foot mechanical penthouse, I believe in the
18 2000 plan. Correct me if I'm wrong, David.

19 MR. AVITABILE: That's generally
20 correct.

21 What was called for over there
22 were two 40,000-square foot residential

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1 dormitories that you see on that old plan that
2 are roughly L-shaped. And in their place, we
3 have one 35,000 square-foot academic building.

4 And I think that about -- that's right -- the
5 height -- 40 feet? Forty feet, three stories.

6 COMMISSIONER SCHLATER: And this
7 one goes to -- it's three stories.

8 MR. AVITABILE: Yes, it's three
9 stories.

10 COMMISSIONER SCHLATER: Plus the
11 --

12 MR. AVITABILE: And then the
13 mechanical penthouse.

14 COMMISSIONER SCHLATER: -- the
15 mechanical penthouse.

16 MR. BELL: About 48 from this
17 point here.

18 COMMISSIONER SCHLATER: So the
19 building has -- because of its institutional
20 -- I guess because it's -- is it classroom
21 space or is it office space? You don't know?

22 MR. AVITABILE: Precisely. But

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1 it's academic, administrative use -- one or
2 the other.

3 COMMISSIONER SCHLATER: It's a
4 slightly larger footprint than the building
5 was before, but the same height? Would that
6 be a fair characterization?

7 MR. AVITABILE: Well, first there
8 were two buildings.

9 COMMISSIONER SCHLATER: There were
10 two buildings. So now it's one larger
11 building.

12 MR. AVITABILE: And actually, it's
13 smaller. The two buildings previously were
14 40,000 square feet each. This is 35,000
15 square feet.

16 COMMISSIONER SCHLATER: Total.

17 MR. AVITABILE: So it's both a
18 little bit smaller. I'd say it's about
19 roughly the same height -- comparable to the
20 same height.

21 COMMISSIONER SCHLATER: Okay.
22 That's good. That helps me on that issue.

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1 Thank you.

2 Then I just want to quickly touch
3 on the ANC's issue with respect to headcount.

4 And could you call up the slide that shows
5 the headcount totals today projected?

6 So if I'm to understand this
7 correctly, right now you're at 1148. That's
8 your daily student headcount.

9 MS. O'NEIL: That is the student
10 headcount on the day that is most populated on
11 the campus which in fall of 2009, which is
12 when these numbers were run, was a Monday.

13 So yes, that is the maximum number
14 of students enrolled on the campus on a given
15 day, which is Monday.

16 COMMISSIONER SCHLATER: And I have
17 to go to my cheat sheet. Headcount equals
18 people who live there and go to school and go
19 to classes there?

20 MS. O'NEIL: Yes. The number of
21 residents plus the number of individuals that
22 come to the campus for a course on that day.

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1 COMMISSIONER SCHLATER: So, over
2 the coming years, you expect 352 new -- an
3 increase in headcount of 352 because of the
4 new residence halls that are on there, and the
5 new classroom space that's going online -- at
6 a minimum?

7 MS. O'NEIL: We'll have an
8 increase of approximately 300 this coming fall
9 when the Pelham Building is online and
10 populated with students. So that will reach
11 --

12 COMMISSIONER SCHLATER: Okay.
13 That's good. That's helpful -- the 300.

14 How many people are going to be
15 living on campus when the Pelham Building
16 comes online?

17 MS. O'NEIL: Up to approximately
18 700.

19 COMMISSIONER SCHLATER: Seven
20 hundred. And then you're going to have
21 approximately 800 other students coming to
22 take classes there on a headcount basis?

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1 MS. O'NEIL: On a headcount basis.
2 That's correct.

3 COMMISSIONER SCHLATER: Okay. So
4 I think I can looking at it from the
5 perspective of the ANC, you've got coming in
6 the next couple of years 352 students on to
7 the campus. That's a pretty big jump from
8 1148. That's almost a third increase in the
9 current population on campus.

10 What's wrong with their proposal
11 to say let's see how it goes with this influx
12 of students and see what the impacts are
13 before approving the increase in the cap?

14 MS. O'NEIL: I would note a couple
15 of things. The first would be that in the
16 fall of 2005 during the term of this plan, the
17 University was near its 1500 headcount limit.

18 So the community has had an opportunity to
19 see what that impact is. And I don't believe
20 there have been any statements that there has
21 been an objectionable impact.

22 With respect to the students who

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1 come to the campus for courses, very few of
2 those students drive. They utilize the Vern
3 Express Shuttle. We've addressed the noise.
4 We've addressed every issue that has been
5 raised with respect to what might be
6 objectionable about those students. So that
7 is why we believe that what we have requested
8 is reasonable and within what the ANC and the
9 community can anticipate on the campus as
10 we've been there in the past.

11 COMMISSIONER SCHLATER: And then
12 you're proposing for it to go up to 1750. And
13 that's just as a result of the expansion of
14 the campus. The proposed development on site
15 is going to accommodate more folks.

16 MS. O'NEIL: The additional 15
17 percent from 1500 to 1725 would be both the
18 net 100 new residents on the campus. That
19 would get us to 800 campus residents, and then
20 also additional students who may come to the
21 campus for courses in those new academic
22 buildings.

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1 COMMISSIONER SCHLATER: Somewhere
2 in the package, I saw a reference to a 3,000
3 number. There's a lot of different metrics
4 going on there. What's the 3,000 number?

5 MS. O'NEIL: The University, as I
6 had mentioned to Commissioner Turnbull
7 earlier, had proposed at the start of the
8 planning process counting students on a
9 semester basis, which would yield a higher
10 number than counting students on a daily
11 basis. That's what the 3,000 number referred
12 to. We have since withdrawn that request and
13 agreed with the community that we would
14 continue to count on a daily basis. Everyone
15 seems comfortable with that, and we can
16 accommodate that.

17 COMMISSIONER SCHLATER: Okay.
18 Great. Thank you.

19 The Ames Hall -- I won't go into
20 it. I'm not an architectural expert. But I
21 think I'll just echo the comments of my fellow
22 Commissioners and say that needs some work. I

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1 think when you look at that building, it looks
2 like a good building.

3 The relief that's being requested
4 is the penthouse relief. And it's definitely
5 the problem with the architecture of the
6 building. So I think we need work on that
7 before we can approve it.

8 And then finally on
9 sustainability, I think my fellow
10 Commissioners have addressed that, so I won't
11 belabor the point. So I'm done. Thank you.

12 CHAIRMAN HOOD: All right. Any
13 other follow-up questions? Commissioner May?

14 COMMISSIONER MAY: Yes. I just
15 wanted to comment. While sitting at the dais,
16 we received this package of 74 letters in
17 support from students, which is very
18 impressive, not just because we got letters
19 from students, but we got 74 different letters
20 from students.

21 (LAUGHTER.)

22 COMMISSIONER MAY: Because very

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1 often we get packages like this that are just
2 form letters handed out to the community.

3 Of course, it begs the question.
4 I assume that there was a class assignment
5 somewhere. And I'm wondering if we're going
6 to hear from that crowd who was in that class
7 tonight.

8 MS. O'NEIL: Believe it or not, it
9 was not a class assignment. The University
10 has been very lucky to have a number of
11 students who have taken a great interest in
12 our campus planning efforts. I think many of
13 the Commissioners saw those students at our
14 Foggy Bottom campus plan hearings -- all of
15 them, in fact. And they have been engaged in
16 our conversations about the campus.

17 But yes, a few of them are here
18 tonight and would like to address the
19 Commission in a panel form.

20 COMMISSIONER MAY: That's great.
21 I look forward to that. And I really do
22 especially appreciate it, particularly if it

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1 was not a class assignment.

2 And I would also just say that
3 what's come across in these letters is really
4 a wide range of interests and reasons for
5 supporting the plan. And it doesn't even seem
6 like somebody handed out the bullet points, or
7 even they read from your talking points or
8 anything like that. It's a whole range of
9 things. It's the dance studio. It's the
10 sledding. It's the jogging through the campus
11 and dodging cars on Foxhall. So you need the
12 sidewalk there. All of those things, and like
13 I said, it's impressive. And the letters that
14 -- I obviously couldn't read them very
15 thoroughly because I'm multi-tasking. But
16 there all pretty well written too. So that's
17 impressive as well.

18 I read a lot of letters. And I
19 also correct my own kid's work. And so this
20 is very well written. I'm very impressed.

21 MS. O'NEIL: Our colleagues in the
22 University writing program will be very happy

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1 to hear you say that.

2 (LAUGHTER.)

3 CHAIRMAN HOOD: Actually,
4 Commissioner May, I'm glad you brought it up.

5 But I was looking through these letters also.

6 But I took another step further.
7 And this may be a cheap shot. But then again,
8 my time is short.

9 But I wonder if GW was in March
10 madness with the sweet sixteen. I wonder if
11 they would have all been here tonight.

12 (LAUGHTER.)

13 CHAIRMAN HOOD: That was cheap.
14 That was cheap.

15 Okay. Any other questions,
16 colleagues?

17 (No audible response.)

18 CHAIRMAN HOOD: Okay. Let me call
19 Ms. Heuer up. You have any cross-examination,
20 Ms. Heuer? I got you. I got you. You're
21 covered.

22 Ms. Heuer, do you have any cross-

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1 examination? Come forward. Let's try to make
2 a place for Ms. Heuer.

3 Ms. Heuer. Yes, yes. He can come
4 back to the mic. They were trying to give you
5 a closer seat, Ms. Heuer.

6 So maybe the questions might be
7 even nicer. You looked out for her.

8 (LAUGHTER.)

9 CHAIRMAN HOOD: Okay. So if you
10 could have a seat and introduce yourself.

11 MS. HEUER: I'm Ann Heuer, and I'm
12 representing ANC 3-D tonight. And my single-
13 member district is actually 3-D-06 of which
14 this campus is part of.

15 Yes. I'm going to address the
16 first question to Matt.

17 Can you give me -- I think you
18 gave it to me -- but can you give me again the
19 elevation of A1 and A2 relative to the
20 residential properties?

21 MR. BELL: Sure. Let's go to the
22 --

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1 MS. HEUER: What's the height?
2 What is the height of -- I mean, I know A1 is
3 39 feet. So what is the height of the
4 buildings across from them?

5 MR. BELL: Okay. Is this on? Can
6 you hear me?

7 Okay. Here's A2 here. A2 here,
8 39 feet. This means the top most portion of
9 the roof including penthouse would be to 267
10 from this mark here.

11 MS. HEUER: I understand what that
12 is. I'm asking what --

13 MR. BELL: I'm trying to answer
14 your question.

15 CHAIRMAN HOOD: Here's what we're
16 going to do. You're going to ask the
17 question, and we're going to let him answer.
18 And then if he doesn't answer to your
19 satisfaction, we'll follow with another
20 question.

21 MR. BELL: Okay. Then across the
22 street, we have the listing of the tallest

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1 points of the roofs of these houses here,
2 starting here 246, 244, 246, 254, 267, 271,
3 278, 291, 301, 311, and Meriwether next to it,
4 275. So this eight feet shorter than the
5 building next to it.

6 On A1 here, we're showing that
7 roof, the tallest point being 320. And again,
8 these are the heights of the buildings across
9 the street. So this exhibit shows that.
10 Okay?

11 MS. HEUER: Now, let's see.
12 David, you talked about the sidewalk. But do
13 you expect the students to then turn around
14 and walk in the street the rest of the way
15 down to MacArthur Boulevard?

16 MR. AVITABILE: I believe there's
17 a crosswalk right at the western edge of the
18 campus that crosses over from Mount Vernon
19 over to St. Pat's. And from there, they can
20 cross over the street. And I think there's a
21 sidewalk on the other side of the street.
22 Though I honestly don't know. And I don't

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1 know that there's anyone here that can
2 affirmatively testify to exactly far the
3 sidewalk goes down.

4 I do know that DDOT's concern and
5 my conversations with Jeff Jennings was that
6 we at least provide the continuous sidewalk on
7 the north side of Whitehaven to connect with
8 St. Pat's segment so that eventually as the
9 rest of that area is revitalized or developed
10 or whatever happens with it, they can start to
11 get a continuous sidewalk on the north side.
12 They just wanted to make sure that we provided
13 the segment on our side to make that happen.

14 MS. HEUER: So there'll be a
15 crosswalk between the two on the street?

16 MR. AVITABILE: Right now my
17 understanding there's an existing sidewalk
18 now. Yes.

19 MS. HEUER: All right.

20 MR. AVITABILE: Crosswalk.

21 MS. HEUER: I'll address Kyle
22 Oliver.

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1 Have you done any specific
2 planning on these green roofs? I mean, what's
3 going to be on these green roofs? And what
4 are they going to look like in the winter too?

5 So what are the materials that are going to
6 be there?

7 MR. OLIVER: We have not looked at
8 the green roofs yet on each building because
9 we have no designed the buildings yet.

10 But typically on a green roof, it
11 can vary. You can go from sedums which is a
12 small -- very small growing plant to -- which
13 is a very short plant, if you will -- to
14 grasses, to even large trees, meaning one- or
15 two-inch diameter trees.

16 So the green roofs can vary in
17 type of material on top of them. It usually
18 takes a year or two for the plants to get hold
19 to grow properly. So they would need to be
20 watered and maintained to get to their growth.

21 But before you think about the
22 green roof design, you really have to know

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1 what the building is -- what type of
2 construction you have for the building.

3 MS. HEUER: Don't you know that at
4 Ames now?

5 MR. OLIVER: I'm going to let Carl
6 answer that because he's the architect and I'm
7 not the engineer on that particular project.

8 MR. ELEFONTE: The short answer
9 right now is that we're not very far developed
10 in the green roof plan per se. We're still in
11 the preliminary design stage of the project.

12 And that in general there are two
13 types of green roofs. Actually, there are
14 five types, but two most readily used types of
15 green roofs. There's what's called an
16 intensive which is deep planting which is like
17 gardens on the roof. And then there are
18 extensive which are shallower plantings that
19 are basically there for storm water management
20 purposes.

21 We anticipate the latter type --
22 an extensive roof for storm water management

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1 purposes. The green roof will not be located
2 at an occupied roof area. It will be there
3 for storm water only.

4 MS. HEUER: Well, then will you
5 return to the Zoning Commission with these
6 further processing on this building?

7 MR. AVITABILE: This application
8 tonight is the further processing for Ames.
9 It's both the campus plan and for the
10 processing of the Ames as well.

11 MS. HEUER: Even that block up
12 there?

13 MR. AVITABILE: Yes. That's part
14 of why we're talking about that specific
15 design tonight is because we're asking for
16 approval of that building.

17 MS. HEUER: In going back to that
18 processing, you have given fairly complete
19 plans of Ames. But there are a number of
20 other buildings that you're proposing to
21 build. But all we have really is the basic --
22 we have a footprint and we have the height of

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1 the building. But we don't have anything
2 else. Will you be coming back to the Zoning
3 Commission for anything when you come forth
4 with the next building?

5 MR. AVITABILE: Under the current
6 campus plan regulations, yes, we would come
7 back with each building for further processing
8 approval once we're ready to go forward with
9 the construction.

10 MS. HEUER: All right. Now
11 Alicia, talking about our population count, if
12 you look at that -- this thing here. If you
13 look at this graph you might say, if you look
14 at it, you can see that the population -- the
15 maximum daily student count -- has slowly
16 decreased.

17 In the fall of 2005, it was 1419
18 students. And yet now you're making the
19 statement that you've addressed the impacts of
20 the students. What students? They haven't
21 been there. And the fall of 2005, there were
22 1419. Now they're only 1,148.

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1 Now I realize that you will be
2 going up. But you'll still be -- even with
3 the 287 students, you will still be below that
4 cap of the 1500. And we are giving you or
5 offering you a ten percent which should be
6 totally adequate to keep the increase a
7 sufficient increase.

8 So I'm asking you how do you say
9 that you've addressed the impacts of those
10 students because you haven't. They haven't
11 been there. We've only 1,148 students.

12 MR. AVITABILE: Well, I think --

13 MS. HEUER: And the Ames Building
14 itself with the further classrooms, that won't
15 be finished for another three years.

16 MR. AVITABILE: Well, I think the
17 first piece of the response would be that the
18 Zoning Commission -- the BZA determined ten
19 years ago that the 1500 students could be
20 accommodated on this campus without
21 objectionable impacts. And over the course of
22 this campus plan, 1500 students were

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1 accommodated without objectionable impacts.

2 The second piece of the response
3 would be that this Zoning Commission
4 determined two years ago when they approved
5 Pelham and its 287 new residents that those
6 additional residents would not impose
7 objectionable impacts.

8 So I think it's already been well
9 established that this campus under the current
10 conditions can handle 1500 students on a daily
11 basis without any trouble. So really the
12 focus needs to be well, what about the
13 incremental impact of that additional 15
14 percent.

15 And I think given all of the
16 additional commitments, all of the additional
17 features of this campus plan that GW is
18 committed to do, and committed to do on a
19 fairly immediate schedule -- closing W Street
20 right away right after Ames is completed, the
21 other landscape and perimeter improvements.
22 You look at that compared to that increase and

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1 I think you can still conclude fairly readily
2 that that 15 percent won't impose
3 objectionable impacts.

4 MS. HEUER: Well, I'd like to say
5 that. But since we really haven't felt the
6 impact of the increase of coming on Pelham,
7 it's very hard for the neighborhood to say
8 that it won't have an impact. And we're just
9 asking to ease in a little bit slower.

10 MR. AVITABILE: One other thing
11 I'd like to point out just so that everyone
12 else does understand why there's the drop off
13 in those numbers, it's in no small part due to
14 the fact that there was an existing Pelham
15 Building that was taken offline right around
16 the time those numbers start to decrease. And
17 so that's partly why those numbers do
18 decrease. Just so everyone understands, this
19 wasn't simply the campus just lost people. It
20 was because we took a building offline to add
21 it back on.

22 MS. HEUER: And David, the Pelham

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1 before only had 80 students. That's quite a
2 bit of different. So I don't know where you
3 get the figures -- the 419 -- and say you took
4 Pelham away. Well, you only took 80 students
5 away there.

6 MR. AVITABILE: I said that's part
7 of the reason why.

8 MS. HEUER: In reality, there
9 weren't enough classrooms. Some of those
10 people were going to --

11 CHAIRMAN HOOD: Typically, cross-
12 examination is when you just ask a question.

13 MS. HEUER: I asked it and I can't
14 say that it's really been answered. But
15 that's all right.

16 CHAIRMAN HOOD: Okay. Are you
17 finished or you have some more?

18 MS. HEUER: No, I'm finished.

19 CHAIRMAN HOOD: All right. I'm
20 not cutting you off. I just wanted you to
21 know you have to ask it in a question. Okay.

22 All right. That's it, Ms. Heuer?

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1 MS. HEUER: Yes.

2 CHAIRMAN HOOD: That's all you
3 have? Okay.

4 Let me ask Mr. Pashaian if you
5 have any questions. Do you have a few
6 questions? Come on up.

7 MR. PASHAIAN: Thank you. Could
8 we please see I think it's was your page eight
9 where there was a statement that -- there was
10 some statement I think that said that the
11 building was toward the center of the campus.
12 It might have been page nine.

13 "Development located to the center
14 of the campus away from residential
15 neighborhoods." I just don't quite understand
16 that statement when we have Building A2 which
17 is right across the street, and we have
18 Building A1 which is right on Foxhall. I find
19 it just -- I'd like to hear your explanation
20 why you think that's central.

21 MR. BELL: If we could go to the
22 campus plan -- go to the 2000 plan, please.

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1 The 2000 plan foresaw 80,000
2 square feet worth of development concentrated
3 in this area at this edge of the campus.

4 Go ahead further.

5 The new plan foresees this
6 development happening here with R-1 and A3
7 towards the center of the campus and a smaller
8 amount of development at the edge with the
9 residential neighborhood.

10 Could you go to the next slide?

11 If you look here, A1 is now a
12 35,000 square feet as compared to 80,000 in
13 the 2000 plan. There and A2 is 20,000 square
14 feet for a total of 55,000 in that area as
15 compared to 80,000 in the previous plan.

16 And then the concentration here of
17 A3, R-1 and A4 here. So the numbers speak to
18 shifting it way towards the center of the
19 campus.

20 MR. PASHAIAN: But there is a
21 shift towards the center, but there is still
22 some on the periphery.

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1 I would hope the University would
2 provide in these drawings they have here an
3 overlay of the existing buildings with the
4 profiles that they've offered here of the new
5 buildings so that we can have a direct
6 comparison both of height and bulk.

7 CHAIRMAN HOOD: Is that a cross-
8 examination question?

9 MR. PASHAIAN: Yes. My question
10 is would you provide that kind of diagram,
11 please, at least to our group?

12 MS. O'NEIL: I would have to note
13 in response to that question that the
14 University has spent the last year having
15 dialogue of this type with the remainder of
16 the neighbors around our Mount Vernon campus.

17 I would view this request at this
18 hour as a bit tardy. And this being an issue
19 that the University certainly would have been
20 happy to discuss with you for the past 12
21 months.

22 MR. PASHAIAN: Well, as I

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1 mentioned earlier, it was our impression that
2 the Alliance was conducting these discussions.

3 And that wasn't the case.

4 So I look forward to discussing
5 with you. But I think some of the questions
6 the Commissioners asked reflected the --

7 CHAIRMAN HOOD: Sir, is this a
8 cross-examination question? Because the
9 Commissioners, we've asked ours. So you need
10 to ask a question.

11 MR. PASHAIAN: Okay. Again, I
12 would request that you supply that. It
13 shouldn't be that great a burden, if you would
14 please do that. Would you?

15 MS. O'NEIL: We will submit
16 documentation that the Commission requests
17 from the University.

18 MR. PASHAIAN: Okay. And the only
19 other -- it's not a question -- but I would
20 suggest that for the party status that we call
21 it the Foxhall and W Street Coalition.

22 CHAIRMAN HOOD: Thank you very

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1 much. Foxhall and W Street Coalition.

2 MR. PASHAIAN: I'll look forward
3 to having some engaging discussions with the
4 University personnel.

5 CHAIRMAN HOOD: Let's make sure we
6 got the name right so my colleagues will
7 remember.

8 Foxhall and W Street --

9 MR. PASHAIAN: And W Street
10 Coalition. FAWS -- F-A-W-S.

11 CHAIRMAN HOOD: F-A-W-S. Okay,
12 thank you, FAWS.

13 MR. PASHAIAN: Thank you very
14 much.

15 CHAIRMAN HOOD: I appreciate that.

16 Okay. Any other questions or
17 comments? Any other questions or comments?
18 He's going to be representing FAWS.

19 Any other questions or comments,
20 Commissioners?

21 (No audible response.)

22 CHAIRMAN HOOD: Okay. Let's go to

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1 the Office of Planning's report.

2 Mr. Goldstein?

3 MR. GOLDSTEIN: Good evening, Mr.
4 Chairman and Members of the Commission. I'm
5 Paul Goldstein. I'm with the Office of
6 Planning.

7 The Office of Planning recommends
8 approval of a special exception under Section
9 210 for the proposed campus plan for the Mount
10 Vernon campus, further processing for the Ames
11 Hall addition, and related relief subject to
12 several conditions that we've provided in our
13 report.

14 The proposed plan, as you've
15 heard, would govern the growth and associated
16 impacts on the campus for the next ten years.

17 And as you've also heard, the University has
18 engaged in a lengthy collaborative process
19 involving neighbors, the ANC and District
20 agencies that produced the plan that seeks to
21 balance the University's desire to grow while
22 minimizing impacts on the neighborhood. I'd

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1 like to compliment them on what has been a
2 well-managed and professional process that has
3 produced a very good plan.

4 Some of the salient features of
5 the proposal which are reference with greater
6 specificity in the OP report include the
7 University proposes six development sites and
8 will add approximately a net of 151,000 square
9 feet to the campus. As a result, the campus
10 density would total a little less than 500,000
11 square feet, or .51 FAR -- floor area ratio --
12 which is only a minor increase over the
13 expiring campus plan.

14 The cap on the number of students
15 on the campus would increase by a measured
16 amount of ten percent for full-time
17 equivalents -- FTEs -- and 15 percent for the
18 student headcount. As a result, the FTE cap
19 would be 1100 and the headcount cap, as you've
20 heard, 1725. The number of Mount Vernon
21 residents who are living on the campus would
22 be limited to 800.

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1 In order to minimize impacts on
2 the neighbors, the University has made many
3 commitments related to campus features such as
4 landscaping, lighting, noise, streetscape,
5 vehicular access, building heights, massing,
6 design and storm water management, and an
7 implementation schedule for several of the
8 commitments has also been provided.

9 OP supports the special exception
10 as I mentioned subject to the adoption of
11 several conditions. We appreciate that the
12 University was largely able to come to
13 agreement with our proposed conditions that
14 were listed in the OP report. There are just
15 some minor differences between some of the
16 language that the University has offered and
17 the language proposed by the Office of
18 Planning. The proposed OP language attempts
19 to create a clearer commitment by removing
20 qualifying or predatory language, and is, in
21 our opinion, a bit more enforceable which has
22 been a Commission preference in the past. But

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1 we are at this point quibbling over small
2 things.

3 Additionally, OP would suggest
4 another change to the University's newest list
5 of conditions related to green building. As
6 you've heard, OP is supported of the
7 University's commitment to provide a minimum
8 of LEED certification and even exceeding it.
9 As I noticed in their revised list, they
10 mentioned that it's going to be linked to the
11 Version 3.0 of the LEED certification. We
12 would just ask that the University use
13 whatever is the latest LEED rating system at
14 the time of seeking a permit.

15 OP also finds that the Ames Hall
16 further processing request and the related
17 roof criteria structure relief satisfies
18 applicable special exception criteria. In
19 general, the building would expand by
20 approximately 29,000 net new square feet,
21 accommodate a mix of academic/administrative
22 uses, and the relief related to Ames Hall

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1 would not have an adverse impact on
2 neighboring properties or the zone plan.

3 Finally, OP notes that it has
4 received comments from several other agencies
5 including WASA, D.D. Fire and EMS, and the
6 D.C. Metropolitan Police Department, and DDOT,
7 which are all reflected in the record. ANC 3-
8 D, of course, has also submitted a letter to
9 the record indicating a vote of support of
10 course with their conditions that they've
11 raised tonight.

12 OP appreciates the hard work and
13 collaborative spirit of the University
14 neighbors and the community in producing the
15 plan presented tonight.

16 That concludes my presentation.
17 I'm now available for any questions. Thank
18 you.

19 CHAIRMAN HOOD: Thank you very
20 much, Mr. Goldstein, for a very thorough
21 report. And also I want to commend you on
22 getting all the comments from the different

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1 agencies. We haven't often seen that. I
2 think you and Mr. Jessick are becoming the
3 gurus for getting those comments from those
4 agencies.

5 So let me open it up.
6 Commissioners, any questions of the Office of
7 Planning? Commissioner Schlater?

8 COMMISSIONER SCHLATER: Mr.
9 Goldstein, you mentioned some differences in
10 the language on the order. Are there any
11 differences you'd like to highlight for the
12 Commission so that we can be aware of them?

13 MR. GOLDSTEIN: Sure, I can.

14 Like I said at this point, we are
15 -- when you're quibbling over this type of
16 language, it's pretty small.

17 Under special events, a number of
18 the conditions say things like shall use best
19 efforts -- that type of language we are just
20 trying to remove. We just want conditions
21 that are enforceable. And those were some.

22 In the implementation schedule,

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1 there was the language for the design of the
2 mechanical penthouses that began where
3 possible. And I can appreciate that. Again,
4 the condition just begins to be wishful and
5 hoping. I strongly know the University would
6 like to fulfill those commitments, but it
7 becomes to enforce that type of language.

8 COMMISSIONER SCHLATER: If
9 possible, I don't know if you highlighted it
10 in your supplemental report already, but maybe
11 you could submit to the Commission
12 highlighting those differences where you'd
13 like to see work done on their language in the
14 order.

15 MR. GOLDSTEIN: Sure.

16 COMMISSIONER SCHLATER: One
17 question raised by your comments, the LEED
18 certification, I think they're committing to
19 an equivalent of LEED certification meaning
20 they would naturally have to achieve LEED
21 certification. I was reading it. It said the
22 GW equivalent of LEED NC 3.0. What does the

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1 GW equivalent mean?

2 MR. GOLDSTEIN: That's actually a
3 good question. I saw that tonight. I wasn't
4 quite sure what the GW equivalent was. But I
5 understood the spirit of what they were
6 getting at. You can certainly ask them if
7 you'd like on a follow-up question perhaps
8 what was intended or perhaps there's maybe a
9 way that we can just clarify that language a
10 bit more.

11 COMMISSIONER SCHLATER: Finally, I
12 actually haven't reviewed the WASA report yet.
13 But one of the objectives in the storm water
14 section is for zero run off into the system.
15 I just wanted to check. Does that far exceed
16 DDOE and WASA requirements?

17 MR. GOLDSTEIN: I'm not familiar
18 enough to know the answer to that.

19 COMMISSIONER MAY: No. WASA's
20 starting point is always that they don't
21 anymore water in the system at all. And then
22 you negotiate from there. So I don't think

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1 they're exceeding it. I mean, I think this is
2 fairly typical. That's my opinion of it. But
3 I guess I shouldn't be offering testimony.

4 COMMISSIONER SCHLATER: And then
5 finally, I just want to get OP's perspective
6 on two things.

7 The headcount increase? You've
8 heard what the ANC had to say. What's OP's
9 perspective on that?

10 MR. GOLDSTEIN: OP's perspective
11 is that the application was able to
12 demonstrate that there wouldn't be an impact.

13 I understand Ms. Heuer's comment. In some
14 sense you are projecting the future, and you
15 make the best accommodations that you can.

16 But based on their traffic study,
17 based on their noise conditions, based on the
18 landscaping along the perimeter, and the fact
19 that this a pretty limited growth to the cap
20 that they currently have, OP didn't see any
21 objectionable impacts from that increase.

22 COMMISSIONER SCHLATER: Thank you.

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1 And then finally the A1 building up there,
2 have you studied that particular portion of
3 the site, and do you have any particular
4 concerns with the height and the location of
5 that building?

6 MR. GOLDSTEIN: I do not have any
7 concerns about the height. It's a three-story
8 building. It is buffered by -- according to
9 the diagrams that are presented tonight -- a
10 little under 200 feet from the nearest home.
11 It didn't present to us as something that
12 would be in any way substantially
13 objectionable. It seemed like a pretty
14 reasonable request to us.

15 COMMISSIONER SCHLATER: Thank you,
16 Mr. Goldstein.

17 CHAIRMAN HOOD: Any other
18 questions of the Office of Planning?

19 Mr. Goldstein has already
20 mentioned other government agencies who have
21 submitted comments. If you have any
22 questions, maybe we can go to Commissioner

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1 May. Can you respond on any of the government
2 questions that we may have? Okay. All right.

3 I just wanted to make sure.

4 COMMISSIONER MAY: I miss Mr.
5 Jennings not being here.

6 COMMISSIONER SCHLATER: Do you
7 want me to answer for DDOT?

8 CHAIRMAN HOOD: Yes.

9 COMMISSIONER SCHLATER: I know
10 what the standard reply is.

11 COMMISSIONER TURNBULL: I notice
12 he has another smart bike rack that he'd like
13 to see.

14 CHAIRMAN HOOD: Oh, okay.

15 COMMISSIONER SCHLATER: Yes. With
16 the full smart bike station and --

17 COMMISSIONER TURNBULL: I didn't
18 hear the Vern offering that as an option.

19 CHAIRMAN HOOD: Smart bike? Yes.

20 Okay. Let's move along with our
21 agenda. Again, as stated, we already have
22 other submissions from other government

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1 agencies.

2 Let's go to the report of the
3 Advisory Neighborhood Commission 3-D. Ms.
4 Heuer, if you can up with your presentation.

5 Oh, you know what? I didn't do
6 cross-examination. But let me see if we can
7 go through this.

8 Does the Applicant have any cross-
9 examination?

10 MR. AVITABILE: No.

11 CHAIRMAN HOOD: Okay. Ms. Heuer,
12 do you have any cross-examination of the
13 Office of Planning?

14 (No audible response.)

15 CHAIRMAN HOOD: Okay. And FAWS,
16 do you have any cross-examination? No. No
17 cross-examination.

18 Okay, Ms. Heuer, you can come
19 right on up and we'll take your presentation
20 at this time on behalf of the ANC.

21 You can begin, Ms. Heuer.

22 MS. HEUER: Thank you. Good

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1 evening, Chairman Hood and Members of the
2 Zoning Commission.

3 I am Ann Heuer representing ANC 3-
4 D. I am the Commissioner for the single-
5 member district that includes the GW Mount
6 Vernon campus.

7 Advisory Neighborhood Commission
8 3-D held its regularly scheduled monthly
9 meeting on Wednesday, March 3, 2010, at Sibly
10 Hospital's Ernst Auditorium. Proper notice of
11 this meeting was given in the *Northwest*
12 *Current*, the Palisades List Serve, and through
13 the ANC 3-D website.

14 A quorum five was present at all
15 times. And at the meeting, the ANC 3-D voted
16 unanimously, five to zero, to approve the GW
17 campus plan with certain conditions. GW has
18 agreed to all of ANC's conditions except one
19 -- the student population cap -- and has
20 included the agreed conditions in its final
21 plan proposal that it submitted to the Zoning
22 Commission.

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1 The single condition on which GW
2 and ANC 3-D disagree is the student cap. GW
3 is proposing that it be allowed to increase
4 the daily student cap on the Mount Vernon
5 campus by 15 percent and to increase the FTE
6 by ten.

7 ANC 3-D's condition of approval of
8 the campus plan has the following limitations
9 on the cap. There shall be an increase in the
10 daily student cap of ten percent and in the
11 FTE count of five percent. These increases
12 would be the same as the daily headcount of
13 1650 and a daily FTE count of 1,050 students.

14 At the end of the five years from the date of
15 the Zoning Commission order, the University
16 can return to the community, ANC 3-D and the
17 Zoning Commission to seek an increase in the
18 student caps by an additional five percent.

19 ANC 3-D feels strongly that the
20 lower caps on which it has conditioned its
21 approval are reasonable for several reasons.
22 Until now, the GW Mount Vernon campus has

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1 housed less than 500 students -- 406 to be
2 exact. In the fall of December 2009, the
3 student headcount was 1148, and the FTE was
4 623, which is considerable lower than the
5 proposed cap. The proposed cap, which would
6 be a 51 percent increase and a 77 percent
7 increase respectively, this fall 2010, that
8 number will jump to 700 students living on
9 campus with the completion of Pelham Hall,
10 which was approved under the prior campus
11 plan.

12 In addition, the proposed
13 renovation to Ames Hall, which is planned
14 under the proposed plan to take place in the
15 near term would add another 1,000 classroom
16 seats on the campus. In other words, a
17 dramatic increase in activity on this campus
18 is expected to occur in the next 18 months.

19 Now up until now, we have not been
20 affected by the number of students. We have
21 good relations with the University, and we
22 want to keep it that way. We want to keep an

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1 academic village atmosphere, and not turn the
2 campus into an urban community.

3 As the Zoning Commission knows,
4 the Mount Vernon campus is located in the
5 middle of a residential area that is zoned R-
6 1A and R-1B. We feel that limiting the
7 student caps to what the ANC has conditioned
8 its approval upon will allow the neighborhood
9 time to assess the impact of this increased
10 activity on a gradual basis.

11 This request is to similar to the
12 condition that the Zoning Commission made in
13 the 2000 campus plan. It allowed the
14 University to return in five years and ask for
15 an increase, but they declined to do so. We
16 believe our condition also allows the
17 University to return to the community and to
18 petition for the balance of the increase that
19 they are requesting is fair and reasonable to
20 both sides.

21 The other conditions to which we
22 understand GW agrees are the following. The W

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1 Street entrance will be closed to vehicle
2 traffic except in emergency situations and on
3 move-in and move-out days. The W Street
4 parking lot will be eliminated, and this area
5 will be improved and enhanced through new
6 landscaping. A ten-foot wall will be built on
7 the north side of the athletic field to
8 further reduce noise impacts. Also no
9 lighting will be added to the field and no
10 amplified sound will be permitted after 7:00
11 p.m. except in the event of a tie game or for
12 12 special events a year. The 2010 campus
13 plan shall be approved under current zoning
14 regulations that address colleges and
15 universities -- Title 11, Section 210. And
16 any further processing of the campus plan
17 shall be subject to Section 210 to the extent
18 possible and shall meet with the approval of
19 the ANC and the community before proceeding to
20 the Zoning Commission. GW will continue to
21 run its shuttle bus program but will not
22 increase the size of the buses used beyond the

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1 size currently used -- 26 seats -- as
2 determined by seat count. GW shall install
3 timers on the tennis court lights within one
4 year of the date GW files its proposed campus
5 plan with the Zoning Commission. GW will
6 respect and implement and any and all
7 agreements made with neighborhood groups
8 regardless of whether they fall within the
9 scope of the 2010 plan.

10 We commend GW for developing a
11 campus plan in full cooperation with their
12 campus neighbors but should be compatible with
13 the R-1A and R-1B districts which abut the
14 campus plan. There have been a series of
15 planned meetings with the neighborhood, and it
16 appears that every effort has been made by GW
17 to accommodate the needs of such groups.

18 Nonetheless, ANC 3-D urges the
19 Zoning Commission to implement the George
20 Washington Mount Vernon 2010 campus plan with
21 all of the conditions that ANC 3-D has
22 attached to its approval, especially the

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1 reduced student cap to be fair to the
2 surrounding neighborhood. ANC 3-D requests
3 that the Zoning Commission give its conditions
4 the great weight to which it is entitled.

5 CHAIRMAN HOOD: Thank you very
6 much, Commissioner Heuer.

7 It appears that the only issue
8 from your testimony -- and it's actually very
9 well done -- is the issue about the cap.

10 MS. HEUER: That's correct.

11 CHAIRMAN HOOD: That's the only
12 issue.

13 MS. HEUER: Yes.

14 CHAIRMAN HOOD: Okay. All right.
15 Very important. But that's the only issue.

16 MS. HEUER: Yes.

17 CHAIRMAN HOOD: All right. Let's
18 open it up.

19 Colleagues, do you have any
20 questions of Commissioner Heuer?

21 (No audible response.)

22 CHAIRMAN HOOD: I'm not seeing any

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1 questions.

2 Do we have any cross-examination?

3 MR. AVITABILE: No.

4 CHAIRMAN HOOD: Okay. FAWS, do
5 you have any cross-examination?

6 (No audible response.)

7 CHAIRMAN HOOD: Okay. All right.

8 Thank you very much, Ms. Heuer.

9 Now we're going to go to
10 organizations and persons in support.

11 I'm going to call Ms. Gates up by
12 herself -- Neighbors United Trust.

13 And I understand that the students
14 at GW wanted to come up in panels of three, I
15 believe? Well, we have six. So I'll call
16 them all up at the same time.

17 But let me have Ms. Gates come up
18 by herself first.

19 Good evening, Ms. Gates. You will
20 have five minutes. And when you're ready, you
21 may begin.

22 MS. GATES: Before I begin, may I

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1 just address something that Mr. Turnbull
2 brought up about the two campuses.

3 Last night I was at the PUD
4 session. And someone from the Foggy Bottom
5 campus came up and said -- asked me about this
6 campus plan and I was very positive. And I
7 think what it boiled down to was campus envy.

8 (LAUGHTER.)

9 MS. GATES: Good evening,
10 Chairman. My name is Alma Gates. I'm here
11 in support of a process, a process that over
12 the past ten years has changed the George
13 Washington University Mount Vernon campus from
14 an adversary to a neighbor.

15 The 2000 campus planning process
16 and willingness of the University to listen,
17 change and implement to meet neighborhood
18 concerns is the reason a new campus plan is
19 before you tonight with little opposition.
20 The success of this planning process is an
21 anomaly, and credit mainly to the efforts of
22 three individuals.

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1 Associate Vice President and Dean
2 of Freshman Fred Siegel has spent the past
3 seven years changing the face of Mount Vernon
4 in the Berkeley community. As an immediate
5 campus neighbor, Fred is keenly aware of town
6 issues and has worked tirelessly to open up
7 University facilities to the neighborhood.
8 Quarterly meetings, a condition of the 2000
9 campus plan, are opportunities for both the
10 University and the neighborhood to exchange
11 suggestions for improvement. This is the
12 intent of the condition, and here you have an
13 example of quarterly meetings that are well
14 attended, with positive outcomes.

15 Matt Bell, project architect and
16 facilitator, deserves tremendous credit for
17 his ability to listen, visualize, implement
18 and deliver on changes suggested by the
19 community.

20 Alicia O'Neil has taken
21 neighborhood-suggested changes back to the
22 University for inclusion in the plan that will

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1 meet the needs of the University for the next
2 ten years and keep new construction in the
3 context of campus architecture and
4 neighborhood scale.

5 The GW Mount Vernon 2010 campus
6 plan is unique because only a modest increase
7 in square feet is requested beyond what was
8 approved under the 2000 campus plan. And a
9 FAR of 0.513 will maintain the low-density
10 development sought by neighbors.

11 I'm going to skip ahead now
12 because much of what I have to say you've
13 already heard. And I'm sorry, I realize I
14 didn't pass in my outline.

15 I'm going to skip ahead to Number
16 of Students under Section 210.

17 As a former ANC Commissioner for
18 six of the past ten years and quarterly
19 meeting attendee, I cannot recall one
20 complaint involving a GW Mount Vernon student.

21 The requested increase in students seems a
22 bit ambitious given the University has not

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1 reached its 2000 cap. However, the phasing
2 suggested by ANC 3-D may ease the potential
3 for too many students to overwhelm the
4 neighborhood.

5 Over the course of several special
6 exception approvals, the University agreed to
7 a series of landscaping plans that have not
8 taken root. The 2010 plan proposes a more
9 aggressive approach to greening and treeing
10 the campus edges. Views from Foxhall Road, W
11 and Whitehaven Parkway will be greatly
12 enhanced.

13 Storm water management has been a
14 consistent concern of neighbors living below
15 the campus on W Street. The University
16 continues to address the flow of water from
17 the campus, and is committed to implementation
18 of a comprehensive storm water management plan
19 over the life of the 2000 plan, and to manage
20 all natural watershed and site-generated run-
21 off on the Mount Vernon campus.

22 As I noted in the opening sense of

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1 my testimony, I am here in support of a
2 process. I strongly support the current
3 zoning process that shaped GW's 2010 campus
4 plan and believe its success will raise the
5 bar for campus plans that come before the
6 Zoning Commission in the future.

7 The Applicant has met its burden
8 of proof and provided a framework against
9 which impacts, size and scale will be judged
10 going forward. The process followed for this
11 plan underlines that keeping a continuing
12 process and the new zoning regulations will
13 help, not hinder, good will, and that ongoing
14 discussions will generate and ensure community
15 connectivity throughout the life of the campus
16 plan.

17 Thank you.

18 CHAIRMAN HOOD: Thank you very
19 much, Ms. Gates.

20 Let me ask my colleagues. Do you
21 have any questions of Ms. Gates? Any
22 questions?

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1 (No audible response.)

2 CHAIRMAN HOOD: Okay. Does the
3 Applicant have any cross-examination?

4 (No audible response.)

5 CHAIRMAN HOOD: FAWS, any cross-
6 examination?

7 Oh, I'm sorry. The ANC?

8 (No audible response.)

9 CHAIRMAN HOOD: Thank you very
10 much, Ms. Gates.

11 Okay. Next we have a panel with
12 the GW Mount Vernon Campus Life.

13 Nicole Sweeney, Aly Azhar --
14 hopefully I'm not butchering your names -- but
15 -- oh, I skipped Rachel. Rachel, if you could
16 just come forward and help me pronounce that.

17 I'm going to try it, but I'm probably going
18 to mess it up. Gutauskas.

19 It's close? I'm always close.
20 I'm never in the park. Okay.

21 But we're going to start with you,
22 Rachel, if you could help us pronounce your

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1 last name.

2 MS. GUTAUSKAS: Sure. My last
3 name is Gutauskas.

4 CHAIRMAN HOOD: Gutauskas.

5 MS. GUTAUSKAS: As he -- well, my
6 last name -- my name is Rachel Gutauskas, and
7 I'm a sophomore at GW. And I'm majoring in
8 political science and concentrating in public
9 policy. And this year, I'm the current Mount
10 Vernon programming council coordinator.

11 And as a former resident of the
12 Mount Vernon campus and also as a graduate of
13 the Elizabeth Summers Women's Leadership
14 Program, it's my pleasure to be here today and
15 be here with my fellow students and support
16 the 2010 Mount Vernon campus plan.

17 I actually recently was fortunate
18 enough to have a meeting with George
19 Washington University's President Steven
20 Knapp. And in that meeting, he and I spoke
21 about our excitement that such a large number
22 of students have already expressed interest in

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1 living in Pelham Hall for the next academic
2 year. And it's my firm belief that in order
3 to support the number of students interested
4 in the new residence hall, and also to just
5 encourage more students to live there in
6 future years that the campus will need to
7 expand both its residential and campus life
8 resources.

9 One of the things that's
10 especially appealing to me is the creation of
11 more classrooms and the academic support space
12 that will be featured in the new Ames Hall.
13 In addition, and I know Aly is going to touch
14 on this a little bit, but another thing that
15 is especially appealing to me is that the
16 University is ensuring that while the campus
17 is expanding, it's also taking into account
18 the growing student support behind eco-
19 friendly buildings and sustainable practices.

20 And as an advocate for the Mount
21 Vernon campus since I came to the George
22 Washington University in 2008, it is my hope

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1 that expanding the amenities on this campus
2 specifically in the new Ames Hall, it will
3 attract more excited residents and will
4 provide these residents with equal
5 opportunities to what they would experience if
6 they lived on Foggy Bottom. And hopefully
7 we'll have some more campus envy in the
8 future.

9 CHAIRMAN HOOD: Aly, if you can go
10 next. Mr. Azhar?

11 MR. AZHAR: Hello. My name is Aly
12 Azhar, and I'm currently a freshman majoring
13 in international affairs at the George
14 Washington University.

15 I currently live on the Mount
16 Vernon campus, and I will actually be living
17 in Pelham Hall next year as a house staff
18 member.

19 I'm in full favor of the Mount
20 Vernon campus plan because of its emphasis on
21 environmental sustainability. With the
22 addition of the green pavers on the W Street

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1 entrance, which were shown to you previously
2 in the slide show, and its commitment to
3 designing green buildings and the storm water
4 management system which was also heavily
5 discuss across the campus, the Mount Vernon
6 campus plan will continue GW's mission of
7 going green.

8 Many, including myself, are
9 attracted to the Mount Vernon campus because
10 of its green nature. And I am excited that
11 these elements of the campus plan will
12 continue to preserve a feature of the campus
13 that all GW students love.

14 On behalf of my fellow residents
15 on the Mount Vernon campus, I encourage you to
16 pass this plan. Thank you.

17 CHAIRMAN HOOD: Thank you. And I
18 apologize. I went out of order actually. But
19 that's good.

20 Ms. Sweeney -- Nicole Sweeney?
21 I'm sorry.

22 MS. SWEENEY: My name is Nicole

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1 Sweeney, and I am a senior majoring in
2 sociology and a four-year member of the Mount
3 Vernon programming council.

4 As another former resident of the
5 Mount Vernon campus, one of the things that
6 I've always felt that is extra special about
7 the Mount Vernon campus and the neighboring
8 community is its picturesque nature. While
9 the current campus does a great job of
10 blending in with its surroundings, the
11 proposed campus plan further incorporates the
12 campus into the neighborhood.

13 The new entrances both at W Street
14 and Whitehaven will be more consistent with
15 the character of the surrounding community
16 than the existing entrances. Replacing the W
17 Street lot with a walkway and additional
18 greenery will improve the esthetics for both
19 the campus and our neighbors. This will
20 effectively redirect traffic to the primary
21 entrance at Whitehaven Street which will also
22 be improved upon considerably with cleaner and

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1 more welcoming signage. Additionally, the
2 whole perimeter of the campus will not only
3 retain the existing trees but also under the
4 new plan will be enhanced by additional
5 landscaping. The beautification elements of
6 the proposed plan will ultimately be
7 beneficial to both the GW community and our
8 neighbors here in northwest D.C.

9 CHAIRMAN HOOD: Okay. Thank you
10 all very much. We appreciate your testimony.
11 You all did a great -- a fantastic -- super
12 fantastic job.

13 Hold your seat. We may have some
14 questions for you.

15 Any of my colleagues have any
16 questions for this panel? This is the GW
17 Mount Vernon Campus Life panel. Any question?

18 (No audible response.)

19 CHAIRMAN HOOD: Does the Applicant
20 have any cross-examination?

21 COMMISSIONER TURNBULL: Do you
22 have shirts that say The Vern on it or

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1 something?

2 MS. SWEENEY: We have Mount Vernon
3 Programming Council shirts.

4 CHAIRMAN HOOD: Does the ANC have
5 any cross-examination?

6 (No audible response.)

7 CHAIRMAN HOOD: Not seeing Ms.
8 Heuer.

9 Okay. FAWS, no cross-examination?

10 (No audible response.)

11 CHAIRMAN HOOD: Okay. Thank you
12 three very much. Appreciate that.

13 Okay. The next panel I have
14 signed up are Jason Cherchia -- hopefully I
15 pronounced that right -- Dylan Pyne -- is that
16 who? Dylan? Okay. Dylan. Dylan -- I think
17 it's Pyne, right? And Brad Monroe.

18 And you all can correct your names
19 if I messed it up.

20 Okay. We'll going to start with
21 Mr. Cherchia. Jason? Did I get that right?
22 Thank you, Jason. You've made me feel real

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1 good when I go home.

2 (LAUGHTER.)

3 CHAIRMAN HOOD: All right. Make
4 sure your mic is on.

5 MR. CHERCHIA: Good evening, Mr.
6 Commissioner and the other Commissioners.

7 My name is Jason Cherchia and I am
8 currently a junior at the George Washington
9 University and majoring in political science.

10 I regularly travel to the Mount
11 Vernon campus to take classes and participate
12 in other events. And I know I can speak for
13 all GW students when I say that a very
14 important component of the 2010 Mount Vernon
15 campus plan is the proposed pedestrian
16 sidewalks.

17 Currently the students are forced
18 to walk in the street at a variety of
19 locations on the campus which is you can
20 imagine a safety hazard, especially when you
21 consider the fact that the Vern Express, which
22 is the shuttle that runs between the Foggy

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1 Bottom and Mount Vernon campuses, also uses
2 the pavement and the streets that run through
3 the campus. So students often find themselves
4 in the path of the shuttle and don't have a
5 place to walk and have to dodge onto the
6 grass. The completion of the pedestrian
7 pathways across the Mount Vernon campus will
8 allow the campus to become a much safer place
9 for the students and other pedestrians.

10 Thank you for your consideration.

11 CHAIRMAN HOOD: Okay. Thank you.

12 Next? Mr. Pyne? Is it Pyne?

13 MR. PYNE: Pyne.

14 CHAIRMAN HOOD: Pyne. Okay.

15 MR. PYNE: Howdy. My name is
16 Dylan F. Pyne. I'm a sophomore at the George
17 Washington University double majoring
18 political science and American studies, and a
19 former resident of the Mount Vernon campus
20 during the summer of 2007 as a participant in
21 the Summer Scholars Program.

22 The first time I took the Vern

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1 Express to the Mount Vernon campus, I couldn't
2 help but feel that I was driving up a back
3 entrance or a loading dock. The proposed Ames
4 renovation gives a welcoming entrance to greet
5 all students when they enter the Mount Vernon
6 campus. The new additions to the building
7 will provide the campus with additional
8 academic space, a new home for the University
9 Police Department staff on campus, and a
10 scenic viewpoint of the softball field.

11 I pledge my full support for the
12 proposed 2010 Mount Vernon campus plan, and I
13 hope you do the same.

14 CHAIRMAN HOOD: Thank you very
15 much.

16 Mr. Monroe?

17 MR. MONROE: Good evening. I'm
18 Brad Monroe, a sophomore in the School of
19 Business at GW majoring in marketing.

20 The academic offerings that the
21 Mount Vernon campus provides to each and every
22 one of GW students are unparalleled. And

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1 they're an unparalleled experience.

2 GW attracts students who seek the
3 exciting city life of Washington, D.C., but
4 the availability and offerings of classes
5 taught in the serene and quaint environment of
6 the Mount Vernon campus are a wonderful
7 complement to the GW experience.

8 With the additional academic
9 spaces provided by the 2010 Mount Vernon
10 campus plan, I foresee many students being
11 able to take advantage of the Mount Vernon
12 campus, thus gaining a more worthwhile and
13 wholesome experience while attending GW and
14 living in D.C. As a GW tour guide, I have
15 been able to see increased interest in
16 academic offerings in the future of GW's Mount
17 Vernon campus. This experience will not only
18 be enhanced by GW's new provost, Dr. Steven
19 Lerman, moving to the Mount Vernon campus.

20 I pledge my full support this
21 evening for the proposed 2010 Mount Vernon
22 campus plan.

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1 CHAIRMAN HOOD: Again, I want to
2 thank this panel. You all as the first panel
3 did a super fantastic job. And you all call
4 yourselves Campaign GW? Okay. Good.
5 Political science folks? I know you were.

6 MR. CHERCHIA: Well, I am
7 personally. But we have a wide range of
8 majors in our group.

9 CHAIRMAN HOOD: Okay. Well,
10 Campaign GW. All right.

11 Any questions, Commissioners?

12 (No audible response.)

13 CHAIRMAN HOOD: No questions.

14 Do we have any cross-examination
15 -- the Applicant?

16 (No audible response.)

17 CHAIRMAN HOOD: The ANC and FAWS?

18 (No audible response.)

19 CHAIRMAN HOOD: Okay. Thank you
20 all very much.

21 Do we have anyone else who'd like
22 to testify in support?

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1 (No audible response.)

2 CHAIRMAN HOOD: Then next we will
3 go to the --

4 MR. ROBERTS: Thank you, Mr.
5 Chairman. I'll be brief as my alma mater is
6 playing in the Sweet Sixteen for the first
7 time ever tonight.

8 (LAUGHTER.)

9 CHAIRMAN HOOD: Who was your alma
10 mater? I may be able to tell you something.

11 MR. ROBERTS: Cornell University.
12 We've got some big issues against Kentucky.

13 My name is Dave Roberts. I live
14 on Berkeley Terrace. My house directly abuts
15 the Mount Vernon campus on the west side.
16 Myself and my neighbors are among the most
17 directly affected neighbors when it comes to
18 any of the changes at GW.

19 As I've said before this
20 Commission before, it's my wish that I would
21 not have to get together with you very often.

22 With that said, it's nice to be here tonight.

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1 (LAUGHTER.)

2 MR. ROBERTS: To be clear -- to be
3 very clear about this, it would be my wish
4 that there would be no additional development
5 on the GW campus. That would be absolutely
6 fine with me.

7 However, I recognize -- and I
8 believe -- and I believe most of my neighbors
9 would agree that the Mount Vernon campus is a
10 dynamic, educational environment, and it's a
11 place that should be able to have measured
12 growth so long as the growth respects the
13 character of the surrounding neighborhood and
14 the neighbors have the opportunity to provide
15 meaningful input on the process.

16 Having been in attendance in
17 virtually every one of the Mount Vernon campus
18 meetings, it's my belief that George
19 Washington set out to undertake and indeed was
20 successful in running a process that was
21 inclusive, exhaustive and very flexible. As
22 it relates to soliciting feedback from the

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1 community, they were extremely responsive.
2 Further, it's my opinion that the University
3 for the most part was highly responsive to
4 neighborhood concerns and was willing to make
5 concessions where the community expressed
6 logical opposition.

7 Alicia O'Neil and her team, as
8 Alma Gates said, should be applauded for their
9 inclusive approach. And of at least equal
10 important, Fred Siegel, GW's Dean of Freshmen
11 and the leader of the Mount Vernon campus and
12 his team should be complimented on the overall
13 handling of campus community relations. Fred
14 has been and continues to be a tremendous
15 asset for the George Washington University.

16 While I don't agree with each and
17 every aspect of this plan, and I sincerely
18 hope that my neighbors on W Street and
19 Congressman Pashaian a happy resolution to his
20 issues, in its totality, I really believe that
21 this plan is a solid plan. And I'm here today
22 to support it.

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1 Thank you all for your time today,
2 and I appreciate your consideration.

3 CHAIRMAN HOOD: Okay. Thank you
4 very much.

5 Do we have any cross-examination?
6 Applicant?

7 (No audible response.)

8 CHAIRMAN HOOD: The ANC?

9 (No audible response.)

10 CHAIRMAN HOOD: And FAWS?

11 (No audible response.)

12 CHAIRMAN HOOD: Not seeing
13 anything, thank you very much for your
14 comments.

15 My colleagues, did you have any
16 questions? Comments?

17 (No audible response.)

18 CHAIRMAN HOOD: Okay. Thank you.

19 Okay. Not seeing anyone else who
20 would like to testify in support, we're going
21 to go to the party in opposition -- FAWS --
22 represented by Mr. Pashaian.

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1 MR. PASHAIAN: I'll make my
2 comments very brief. It's -- the hour is
3 growing late.

4 Yes, we need to go on record at
5 this point of being in opposition, especially
6 to Building 1A which we feel is too large, too
7 cumbersome, and too high for its location on
8 the high ground. Overlooking a new
9 development -- residential development --
10 right across the street --

11 MS. SCHELLIN: Excuse me, Chairman
12 Hood, we need to swear him in. I understand
13 he missed the swearing in.

14 CHAIRMAN HOOD: I'm sure he
15 wouldn't tell us anything that's -- but we
16 have to go through this.

17 MR. PASHAIAN: I'll be more than
18 happy to be sworn in.

19 CHAIRMAN HOOD: Okay. Good.
20 Because we know you're not going to come here
21 and tell us anything that's not true.

22 So if you stand and raise your

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1 right hand.

2 (Whereupon, the witness was
3 sworn.)

4 CHAIRMAN HOOD: Thank you.

5 MR. PASHAIAN: Thank you for
6 reminding us of that very important point.

7 So that is our position at this
8 point.

9 I would like to comment that the
10 arrangement that was made between the Berkeley
11 Terrace people and the University caused a bit
12 of consternation all along W Street, and was
13 very, very controversial both in its substance
14 and how there was -- how the two parties
15 proceeded. A lot of people on W Street felt
16 it was done without their participation and
17 done behind their backs. But that's history
18 now.

19 Everybody involved in this knows
20 each other. We're all friends. As I say,
21 unfortunately, the Alliance did not represent
22 our point of view.

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1 But I look forward to having
2 useful discussions with the University. And
3 after hearing some of the comments made
4 tonight, I have some confidence that perhaps
5 we can work something out.

6 CHAIRMAN HOOD: That sounds real
7 good. We're looking forward to it. I'm sure
8 the Commission will be looking forward to
9 bridging that gap even closer as you come
10 back, and especially as they deliberate.

11 MR. PASHAIAN: I would ask the
12 Commission one request, however, please to
13 request of the University.

14 Just a simple overlay of the
15 existing buildings and A1, compared to the
16 profiles of the new buildings so we can see
17 side-by -- just one on top of the other -- so
18 we can compare direct what the difference in
19 the mass -- the bulk they call it -- and the
20 height.

21 CHAIRMAN HOOD: Okay.

22 MR. PASHAIAN: I think that would

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1 be simple for them to produce.

2 CHAIRMAN HOOD: I'm not sure if we
3 already have it. If we don't, I'm sure they
4 will provide that. I thinks that a request --
5 okay.

6 MR. PASHAIAN: Thank you.

7 COMMISSIONER SCHLATER: I have a
8 quick question.

9 CHAIRMAN HOOD: We have some
10 questions for you.

11 Commissioner Schlater?

12 COMMISSIONER SCHLATER: Mr.
13 Pashaian, do you live in the neighborhood? I
14 just wanted to make that clear because you're
15 here on behalf of Sheila Griffin.

16 MR. PASHAIAN: Sheila Griffin
17 happens to be my wife. So I also live at 2200
18 Foxhall. But she owns the majority interest
19 in the house. So that's why I presented it
20 that way. That's the fact.

21 COMMISSIONER SCHLATER: I think
22 even if you live there and didn't own the

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1 house, we probably would have granted the
2 party status.

3 MR. PASHAIAN: Thank you.

4 COMMISSIONER SCHLATER: Thank you
5 very much.

6 CHAIRMAN HOOD: Any other
7 questions?

8 (No audible response.)

9 CHAIRMAN HOOD: Okay. Does the
10 Applicant have any questions? Then we'll get
11 you, Commissioner Heuer.

12 (No audible response.)

13 CHAIRMAN HOOD: Okay. Mr.
14 Avitabile?

15 MR. AVITABILE: Thank you.

16 First question, I just want to get
17 an understanding.

18 Aside from your wife and yourself
19 -- who are the property owners in the Foxhall
20 and W Street Coalition?

21 MR. PASHAIAN: I don't know fully
22 yet, but I'll let you know when I have the

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1 entire list. I was talking to a gentleman
2 just this evening who has the house right next
3 door. He has been out of the country so he
4 told me this evening, and has not been
5 involved in the process, and mentioned that he
6 was not in discussions with the Alliance.

7 So I will do my best to assemble
8 whomever I'm going to assemble and let you
9 know at the earliest possible time.

10 MR. AVITABILE: Okay. Second
11 question. The University held eight meetings
12 over the course of 2009 between April and
13 November. How many of those community
14 meetings did you attend?

15 MR. PASHAIAN: I don't remember
16 attending any. I was out of town a lot. But
17 once again, we were relying on the Alliance to
18 represent everybody. That was the
19 understanding.

20 There were certain concerns that
21 certain members of the Alliance had along W
22 Street that we endorsed with them. But when

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1 balanced off against the size and cope of the
2 building was not necessarily of that great
3 importance to us. But as we enter into
4 discussions, we can ventilate all these
5 matters, I'm sure.

6 MR. AVITABILE: Okay. There were
7 also at least four different ANC meetings on
8 this. And how many of those ANC meetings did
9 you attend?

10 MR. PASHAIAN: I attended at least
11 one at which Alicia had the model. And I
12 asked her if that was a scale model. She said
13 it was. And I made a comment that I thought
14 that Building A1 was too high.

15 I don't remember. I think that
16 was late last year or early this year. I
17 don't recall.

18 MR. AVITABILE: Okay. Two more
19 questions.

20 First, were you aware -- and I
21 think it was talked about tonight -- but were
22 you aware that GW reduced the size of the A1

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1 building between --

2 MR. PASHAIAN: Yes. And I
3 appreciate that.

4 MR. AVITABILE: Okay. And in the
5 second question --

6 MR. PASHAIAN: But it's the
7 comparison to what's there now that I'm
8 interested in, which is why I asked the
9 Commission for all please to supply a direct
10 visual schematic so we can just take a look.
11 It's easier for a layman such as ourselves not
12 accustomed all these drawings to understand
13 what is there and what you're proposing.

14 MR. AVITABILE: Okay. And just
15 one last question.

16 It is your position that the
17 reduction in GFA -- now this is from the 2000
18 campus plan -- the reduction from two
19 buildings with 80,000 square feet of gross
20 floor area and residential use to one building
21 with 35,000 square feet and an academic use,
22 is it your position that that is not a

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1 significant improvement over the 2000 campus
2 plan?

3 MR. PASHAIAN: No, that's not my
4 position at all. I think that is an
5 improvement.

6 But once again, I couldn't sit
7 here and tell you how what you have now
8 compares to what exists.

9 MR. AVITABILE: That's all my
10 questions. Thank you.

11 CHAIRMAN HOOD: Thank you very
12 much.

13 You can hold your seat. We may
14 have --

15 COMMISSIONER TURNBULL: Mr.
16 Chairman, I'm wondering if we could show the
17 2000 -- the existing condition map. And I'm
18 just trying to make sure I understand where
19 Mr. Pashaian lives.

20 Are you that corner house --

21 MR. PASHAIAN: Yes, that is
22 correct.

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1 COMMISSIONER TURNBULL: Oh, that
2 one. You're on W, right there?

3 MR. PASHAIAN: Yes. That is
4 correct.

5 COMMISSIONER TURNBULL: Okay.

6 MR. PASHAIAN: And as I see the
7 entrance, although the address happens to be
8 2200 Foxhall, the usage -- the entrance is on
9 -- are all those -- the parking -- the rooms
10 that we spend some time in all overlook W
11 Street and the campus, and particularly of
12 course, that corner of the campus. I guess
13 that would be the northeast corner of the
14 campus.

15 COMMISSIONER TURNBULL: Have you
16 talked to your neighbor next door on W?

17 MR. PASHAIAN: I talked to him
18 tonight.

19 COMMISSIONER TURNBULL: He doesn't
20 seem to have an issue with it.

21 MR. PASHAIAN: I'm not so sure
22 about that. I'll find out and inform

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1 everybody.

2 COMMISSIONER TURNBULL: Okay.

3 Thank you.

4 MR. PASHAIAN: Thank you.

5 CHAIRMAN HOOD: Okay. Let's see.

6 The Applicant's already done.

7 ANC -- Commissioner Heuer, do you
8 have any cross-examination?

9 MS. HEUER: Well, I guess I'm
10 going to --

11 CHAIRMAN HOOD: Can you come to
12 the microphone?

13 MS. HEUER: The question -- I
14 think you addressed it -- but I don't
15 understand from that map if we could go back
16 to it -- you're saying -- it was David that
17 you were reducing it from 80,000 to 35,000, is
18 that right?

19 MR. AVITABILE: You can't cross-
20 examine me, right now.

21 MS. HEUER: Oh, sorry.

22 MR. AVITABILE: If the Commission

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1 wants me to clarify a statement or a question,
2 I'd be happy to do it.

3 CHAIRMAN HOOD: Do you have any
4 cross-examination of --

5 MS. HEUER: No.

6 CHAIRMAN HOOD: Okay. Could you
7 answer her question so she can get
8 clarification?

9 MR. AVITABILE: Sure. Though I
10 didn't get to hear the full question. It was
11 --

12 CHAIRMAN HOOD: Oh, okay. Let's
13 do that. Let's do it this way. I can't get
14 in trouble.

15 Can you come up and give us your
16 question.

17 MS. HEUER: Well, I guess I was
18 confused because you said you were reducing
19 the 80,000 square feet to 35,000 square feet.
20 Is that correct?

21 MR. AVITABILE: Well, it's that
22 the 2000 campus plan showed 80,000 square feet

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1 in that corner. And we've proposed now 35,000
2 square feet.

3 MS. HEUER: But the other
4 buildings are still staying there. So how
5 many square feet is it?

6 MR. AVITABILE: I don't know the
7 answer to that. It's in our plan. I think
8 the two buildings that are remaining that
9 would have been demolished are roughly 10,000
10 square feet each. So it's 55, including the
11 two residences that are --

12 CHAIRMAN HOOD: Can we get her
13 some clarification on that?

14 MR. AVITABILE: Sure. We will do
15 that.

16 CHAIRMAN HOOD: Okay. Is that
17 okay, Commissioner Heuer?

18 MS. HEUER: Yes.

19 CHAIRMAN HOOD: Okay. All right.
20 Thank you very much.

21 Is there anyone here who would
22 like to testify in opposition?

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1 (No audible response.)

2 CHAIRMAN HOOD: Anyone else who
3 would like to come up and testify in
4 opposition?

5 (No audible response.)

6 CHAIRMAN HOOD: Okay. We'll have
7 closing and any rebuttal.

8 Mr. Avitabile?

9 MR. AVITABILE: I think we're all
10 set. I don't think there's anything we feel a
11 need to rebut.

12 I think the only final statement
13 I'd like to make that this evening through our
14 testimony we've demonstrated that the proposed
15 campus plan including all of its features,
16 including the enrollment increase to 15
17 percent of the headcount basis, ten percent on
18 an FTE basis, including the proposed location,
19 size of all buildings, will not generate
20 objectionable impacts to the surrounding
21 residential community due to noise, due to
22 traffic, due to the number of students or any

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1 other factor.

2 And I think we can make that
3 statement confidently because we spent the
4 last year talking to and listening to members
5 of the community that participated in the
6 process and let us know what they thought.
7 And we did everything we could to accommodate
8 their concerns and make changes. And I think
9 as a result, we really do have a plan that
10 accommodates that.

11 We have the support of OP. We
12 have the support of DDOT. With a disagreement
13 of about 100 students, we have the support of
14 ANC 3-D. And this is really a consensus plan,
15 and we would ask the Commission to approve it.

16 CHAIRMAN HOOD: Okay. Thank you
17 very much. Let's try to call up some
18 schedules and then comments, make sure we have
19 everything that has been asked for -- that my
20 colleagues, we will deliberate with.

21 Commissioner Schlater?

22 COMMISSIONER SCHLATER: Mr.

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1 Chairman, I think the record is pretty full.
2 From my perspective, I'd like to see before we
3 take action on this matter some more fully
4 refined drawings of Ames Hall and the
5 penthouse, try to bring that home basically
6 because I think there have been questions
7 raised by all the Commission Members about
8 that.

9 I will also ask for the comparison
10 of the A1 Building to the existing buildings.

11 I think that's a reasonable request. And I
12 personally think that those buildings are in a
13 reasonable scale. But I wouldn't mind seeing
14 that comparison particularly since it's been
15 asked for.

16 And other than that, I think
17 that's all I'm requesting.

18 CHAIRMAN HOOD: Any other
19 Commissioners that want to ask for anything or
20 something we asked for?

21 COMMISSIONER TURNBULL: I think
22 Mr. Schlater picked up most of the items.

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1 COMMISSIONER MAY: There was some
2 discussion of seeing a comparison of the
3 conditions as OP had drafted the conditions.

4 COMMISSIONER TURNBULL: Oh, yes.
5 Right.

6 COMMISSIONER MAY: I would also
7 want to -- and I would throw this up for the
8 consideration of my fellow Commissioners --
9 but this is so close to being absolutely
10 perfect in terms of the ANC's support. And I
11 think it is within the discretion of the
12 Applicant to tweak the enrollment caps, and I
13 think that they should take a good, hard look
14 at that. And if they can do and come to some
15 agreement with the ANC, that would be great.
16 If they can't, then I would just like to have
17 a little further sort of direct comparison
18 about how they expect the projection, or how
19 they expect the enrollment to grow, and at
20 what point it would really conflict with
21 what's being suggested by the ANC. So either
22 a little bit more direct information that

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1 rebutts the concern of the ANC, or coming to
2 some other agreement with the ANC. They could
3 also submit nothing and we could act. But
4 we're very close. It would nice to try to get
5 it all.

6 And also, I think it would be -- I
7 know there's going to be some further
8 conversation -- but Mr. Pashaian and hopefully
9 his concerns will be addressed as well. But
10 there isn't anything more than what we've
11 already asked for I think that would help with
12 that.

13 Thanks.

14 CHAIRMAN HOOD: Anything else,
15 Commissioners?

16 The only other thing, Commissioner
17 May, I think you touched on the parking spaces
18 for Lab School. Did we want some more
19 clarification or did they answer that?

20 COMMISSIONER MAY: I think that
21 was resolved.

22 CHAIRMAN HOOD: It was resolved?

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1 COMMISSIONER MAY: Yes.

2 CHAIRMAN HOOD: Okay. Okay. Ms.
3 Schellin, we have all that? Does the
4 Applicant and the ANC, everybody -- are we all
5 on the same page?

6 Can we call the schedule, Ms.
7 Schellin?

8 MS. SCHELLIN: I think we'll
9 probably shoot for the April 26 meeting for
10 consideration. So we'll give the Applicant
11 two weeks to provide their responses which
12 would be April 8th. And then the parties have
13 until April 15th to provide their responses to
14 what is provided. And then we'll take this up
15 at our April 26th meeting.

16 CHAIRMAN HOOD: Is that schedule
17 going to be okay with everybody? Do you need
18 more time?

19 MS. SCHELLIN: Two weeks is enough
20 time. Is that enough time? Two weeks?

21 CHAIRMAN HOOD: Is that enough
22 time for everybody?

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1 Commissioner Heuer, come back to
2 the table.

3 MS. HEUER: We have our next
4 Commission meeting the first week in April,
5 which is already schedule which I think is the
6 5th or 6th.

7 But what I'm seeing as a problem
8 is if they come back, we won't be able to have
9 a vote if they come back and give us an
10 accommodation.

11 CHAIRMAN HOOD: You mean if they
12 come back and give you an accommodation on the
13 cap?

14 MS. HEUER: Yes.

15 CHAIRMAN HOOD: Your ANC meeting
16 then is when?

17 MS. HEUER: It's --

18 CHAIRMAN HOOD: April the 5th or
19 6th?

20 MS. HEUER: Fifth or 6th. It's
21 the first Wednesday.

22 MS. SCHELLIN: Seventh.

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1 CHAIRMAN HOOD: Seventh.

2 MS. HEUER: Seventh.

3 CHAIRMAN HOOD: And what was the
4 schedule, Ms. Schellin?

5 MS. SCHELLIN: That the Applicant
6 will provide their information on the 8th.

7 CHAIRMAN HOOD: I hate to ask
8 volunteers because I'm a president of a civic
9 organization. I know all your heads went
10 down. So maybe I won't ask the question. i
11 was going to ask about a special --

12 MS. HEUER: I know.

13 COMMISSIONER MAY: Mr. Chairman,
14 it seems to me that there's enough time
15 between now and the ANC's meeting to be able
16 to try to come up to some sort of agreement.
17 And if it's going to happen, you can take it
18 to the Commission on the 7th.

19 MS. HEUER: Yes.

20 COMMISSIONER MAY: And then we can
21 get the results on the 8th.

22 But if it doesn't happen, we get

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1 what we get on the 8th.

2 CHAIRMAN HOOD: Thank you, Mr.
3 May.

4 COMMISSIONER MAY: I think it
5 actually meshes quite well.

6 CHAIRMAN HOOD: Okay. Well, Mr.
7 May helps. Ms. Schellin, are we okay?

8 MS. SCHELLIN: Yes.

9 CHAIRMAN HOOD: Mr. May took care
10 of that. Thank you very much.

11 COMMISSIONER TURNBULL: Mr. Chair?

12 CHAIRMAN HOOD: Mr. Turnbull?

13 COMMISSIONER TURNBULL: Have we
14 ever done a conditional increase? I'm
15 thinking that if you started off with the
16 ANC's ten and five, and then say in five years
17 it would automatically jump up to the ten and
18 15 pending any comments from the ANC. Is that
19 another option? Or is that -- it's kind of a
20 negative way of going at it. But --

21 MS. HEUER: That's what I
22 requested.

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1 CHAIRMAN HOOD: I think that's
2 something we can look at when we deliberate
3 depending upon --

4 COMMISSIONER TURNBULL: Okay.

5 COMMISSIONER MAY: I think it's a
6 slightly different version of what you're
7 suggestion. But I frankly would let them try
8 to figure it out.

9 COMMISSIONER TURNBULL: Think it
10 out. Yes.

11 CHAIRMAN HOOD: And then even if
12 they did or didn't, then we would have to look
13 at if they took this suggestion that you just
14 made and we looked at that in deliberation,
15 then we have to look at OAG and start talking
16 about enforceable issues.

17 COMMISSIONER TURNBULL:Yes. Right.

18 CHAIRMAN HOOD: So there's some
19 other caveats that we can look at.

20 COMMISSIONER TURNBULL: That's
21 what I was getting at. I don't know if it's
22 worth looking at it that way.

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1 CHAIRMAN HOOD: Well, that may be
2 some -- depending upon what happens -- they're
3 first -- and maybe something this Commission
4 may want to deliberate.

5 COMMISSIONER TURNBULL: Right.

6 CHAIRMAN HOOD: Okay. Okay.
7 Anything else?

8 MS. SCHELLIN: Just to remind the
9 parties that they need to serve each other and
10 just reminding FAWS since he's new to this
11 forum that he needs to make sure that if he
12 files a response to what the Applicant serves
13 him with, he needs to make sure that he serves
14 the ANC and the Applicant with his responses
15 also, and file with us by 3:00 o'clock p.m.

16 CHAIRMAN HOOD: Okay. We're all
17 on the same page. Everything is in order.

18 I want to thank everyone for their
19 participation at this hearing tonight. And
20 this hearing is adjourned.

21 (Whereupon, at 9:42 p.m., the
22 hearing was adjourned.)

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